HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

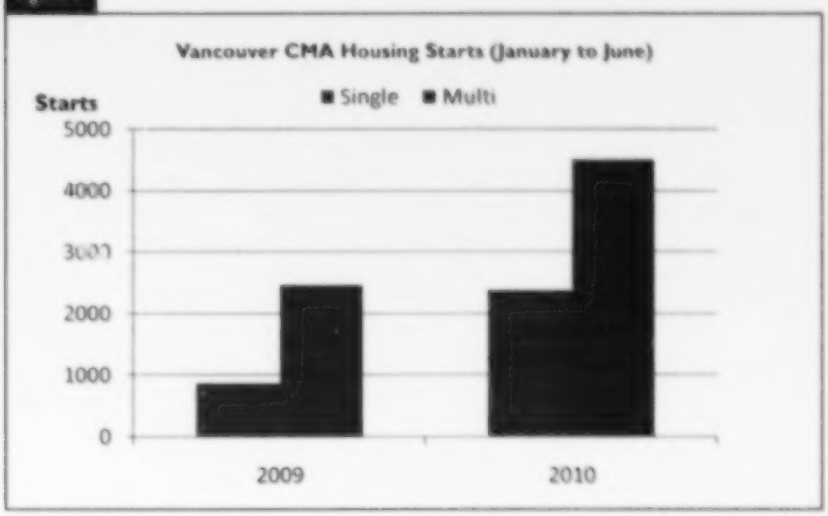
Date Released: July 2010

Vancouver CMA New Home Construction

Total housing starts for the first half of 2010 in the Vancouver CMA were 6,881, just more than double the number recorded during the same period last year. Housing starts rebounded from the 3,342 total starts a year earlier, but are significantly below the ten year average for the region of 7,309 starts.

Improved economic conditions, low interest rates and continued migration of people into the Vancouver CMA led to the increase in housing starts. Greater housing demand has caused resale levels and prices to rise since the latter half of 2009. Recognizing this demand, developers are bringing more homes onto the market with projects that were either on hold or in the planning phase during the last two years.

Figure 1



Source: CMHC

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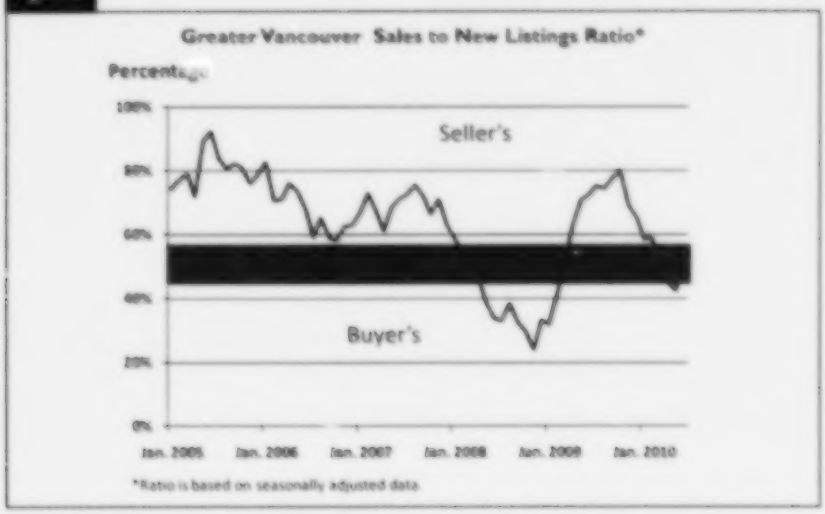


Source: CREA. Based on the Boundaries of the Real Estate Board of Greater Vancouver. Does not include Langley, North Delta, Surrey and White Rock.

Single detached housing starts have increased significantly during the first half of the year, almost tripling last year's totals. The City of Surrey has accounted for nearly 47 per cent of all single detached housing starts in the region. Low land costs and strong demand have contributed to this increase not only in Surrey, but in other outlying areas including the Township of Langley and Maple Ridge.

Completions averaged 1,500 homes during the second quarter of 2010, leading to an increase in the number of homes that are completed and unoccupied. Completions of ground oriented dwelling types (single detached, semi detached and row housing) have trended down during the first half of the year while apartment condominiums have increased due to a number of complexes being completed in Vancouver City, Surrey and New Westminster. With completions outpacing housing starts, inventories are on the rise, but the number of homes under construction has been trending down in the Vancouver CMA.

Resale Market

The resale market in Greater Vancouver (REBGV)[1] has softened in the second quarter. The number of homes sold during the second quarter was 9,822, almost ten per cent below the same period last year. With a strong first quarter, resales in Greater Vancouver are still well above last year's totals.

During the beginning of the second quarter, the resale market has started to move towards balanced conditions. An increase in new listings by one-third over last year's total has resulted in a greater supply of homes for sale. Rising interest rates and home prices reduce affordability, especially for the more sensitive first time home buyers. Despite mortgage rates still near historical lows, pent-up demand seems to have been exhausted as buyers took advantage of the low rates during the first quarter of 2010.

The average Multiple Listing Service (MLS®) home price in Greater Vancouver slipped slightly from the previous quarter. The decrease was nominal, but does give indication that the market is moving from seller's to balanced condition. It is important to highlight total sales in Greater Vancouver during the first half of 2010, which indicates that the percentage of sales has increased towards higher priced homes in the region. The main reason for this trend has been the influence of non-resident investors purchasing higher end homes as a secondary residence or for investment purposes.

[1] Based on the boundaries of the Real Estate Board of Greater Vancouver, does not include Langley, North Delta, Surrey and White Rock.

Abbotsford CMA

New Home Construction

Housing starts in the second quarter of 2010 increased over first quarter results in the Abbotsford CMA. Total housing starts for the second quarter were 131 homes, a 22 per cent increase over last quarter, and a 28 per cent increase over the second quarter of last year. Total housing starts in the CMA for the first half of the year reached 238, a year over year increase of 60 per cent.

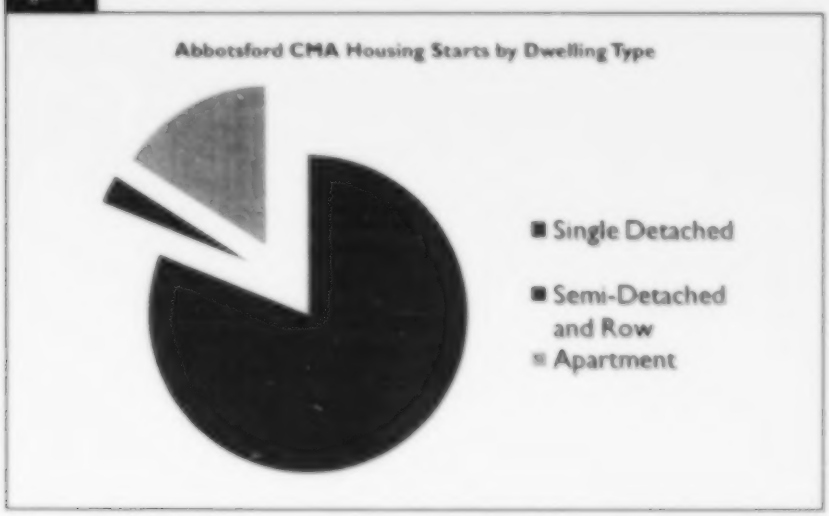
Low interest rates and higher migration into the region have been the major catalysts for housing demand, despite a local economy that has not repeated as strong recovery in employment as other areas in the province. Increase in housing demand due to favourable house prices compared to the urban core, has developers bringing on more supply. The majority of these new units are ground oriented, allowing developers to control the number of homes entering the market.

Resale Market

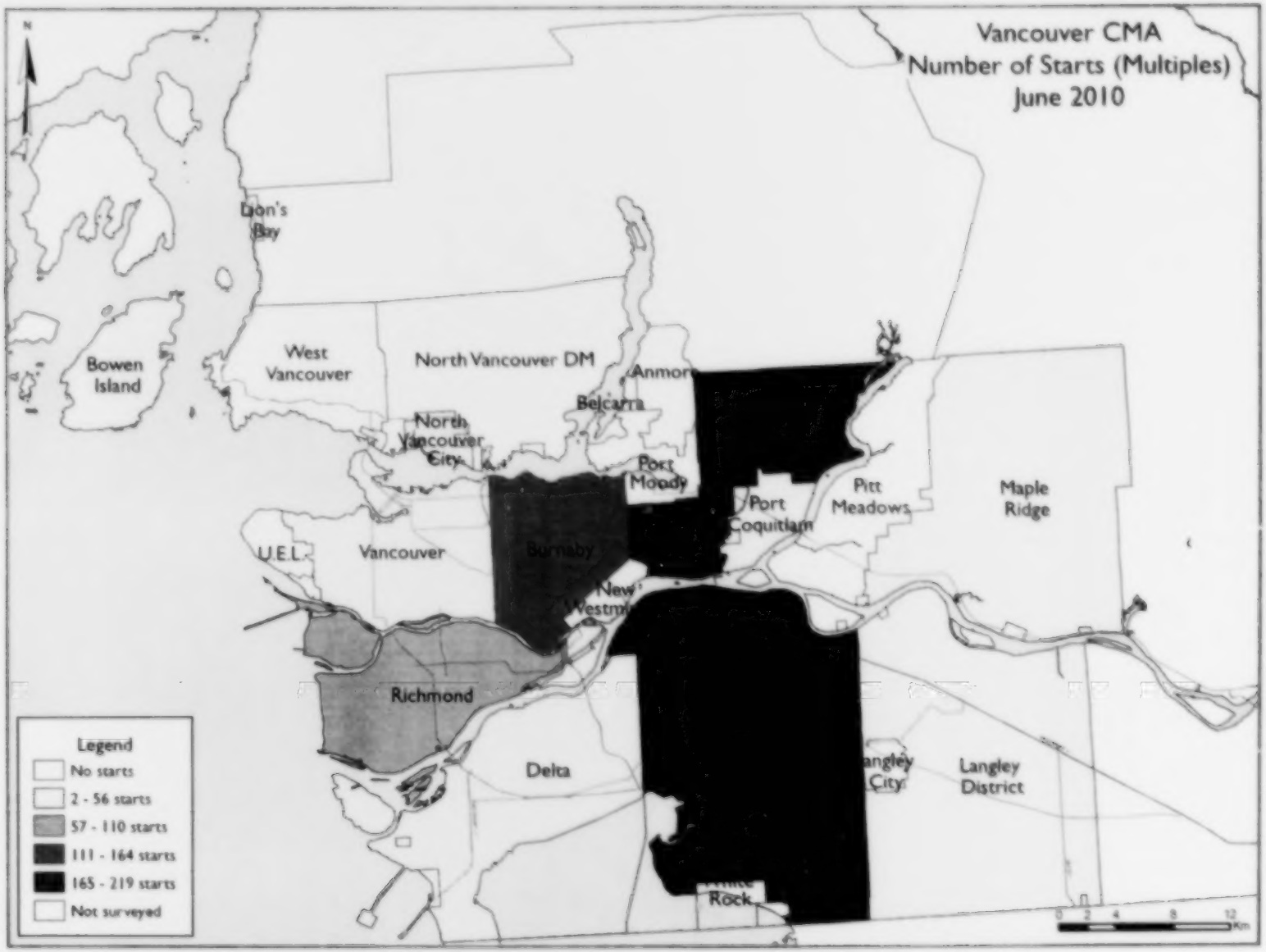
The resale market has been steady in the Abbotsford CMA, with sales in the second quarter matching the second quarter of 2009. The number of new listings has increased by almost one-third by the end of the second quarter, causing the resale market to move towards balanced conditions. Year over year, total resales are up by 22 per cent.

After a first quarter decline in the average MLS® home price for the Abbotsford CMA, the average MLS® home price increased in the second quarter to $357,682. Unlike the Vancouver CMA, prices have not surpassed the peak of $363,080 recorded at the end of the second quarter of 2008. On a percentage basis, price movements were higher for single detached houses in the CMA, followed by apartment condominiums and townhouses.

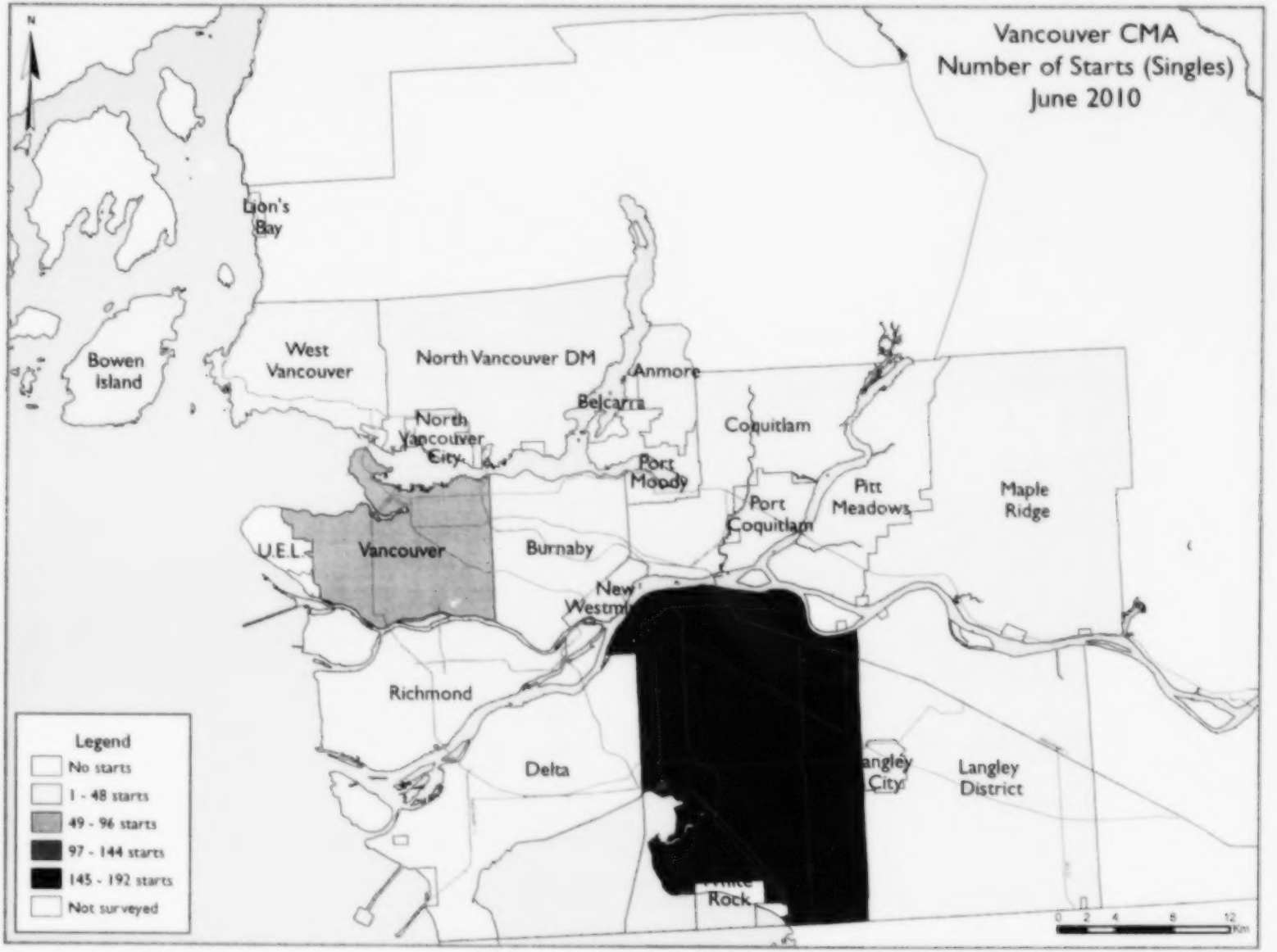
Figure 3



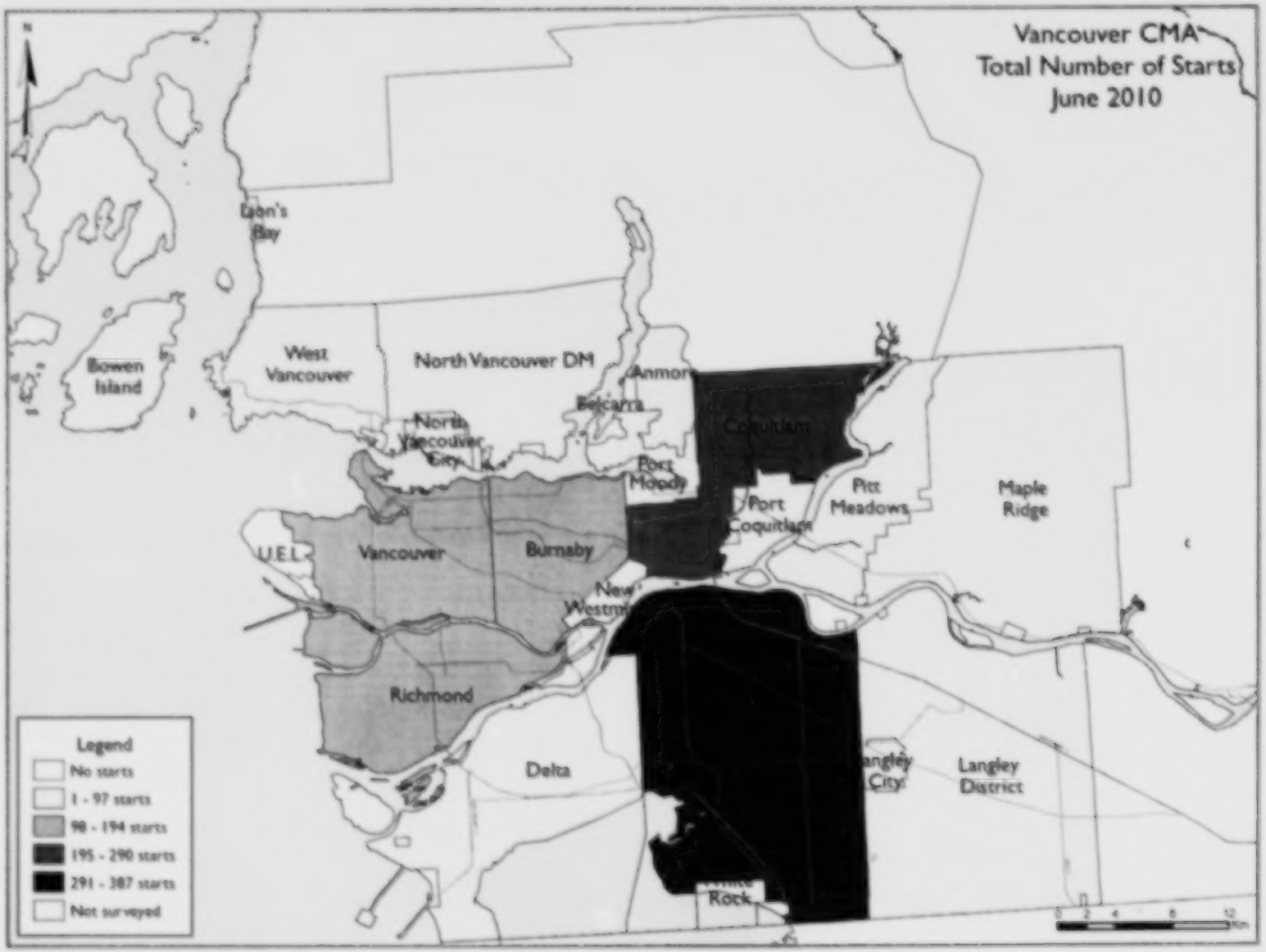
Source: CMHC


Vancouver CMA
Number of Starts (Multiples)
June 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Langley City
Langley District
White Rock
Legend
No starts
2 - 56 starts
57 - 110 starts
111 - 164 starts
165 - 219 starts
Not surveyed
0 2 4 8 12 Km

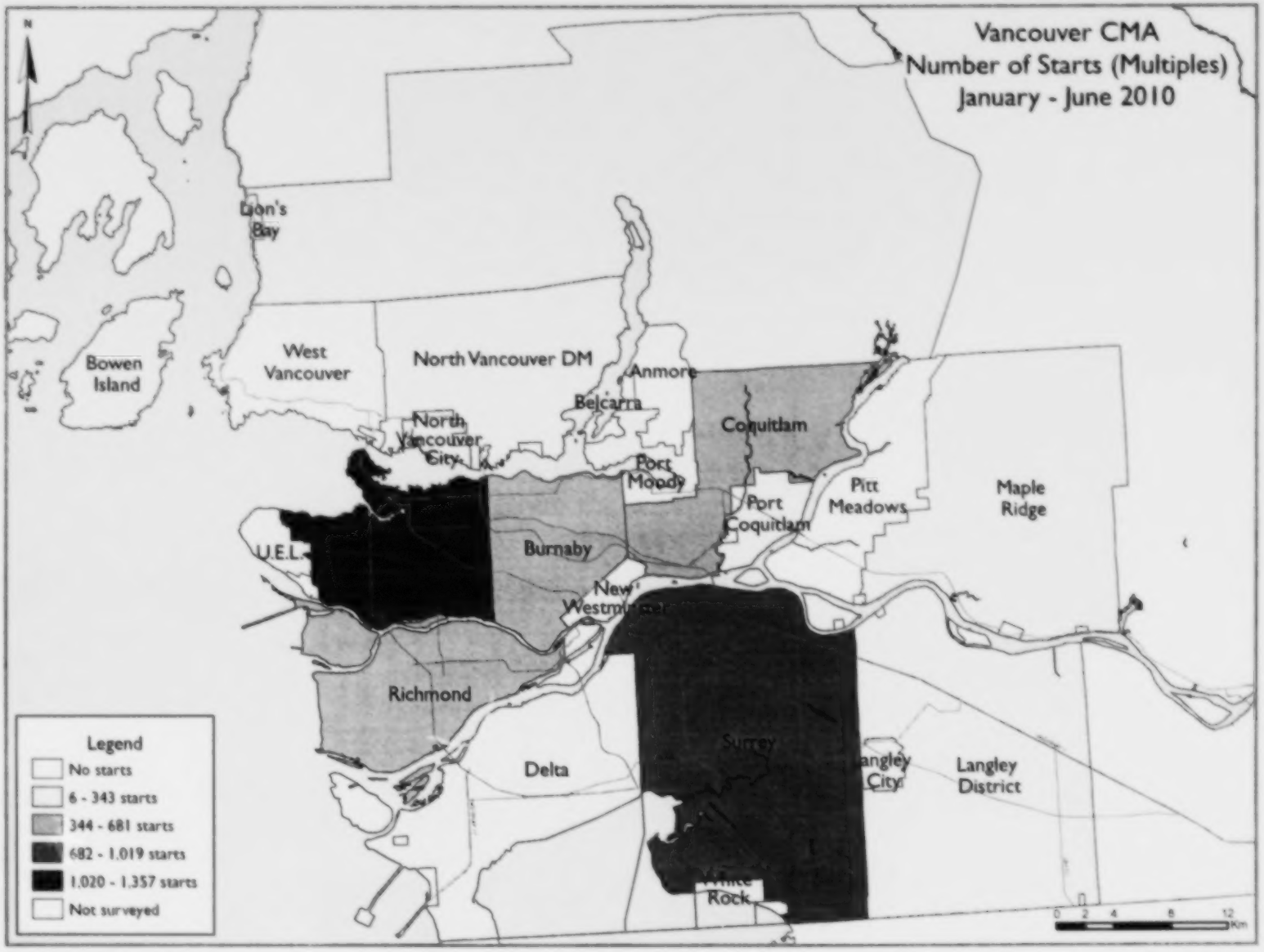
Vancouver CMA
Number of Starts (Multiples)
June 2010


Vancouver CMA
Number of Starts (Singles)
June 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westmin
Richmond
Delta
angley City
Langley District
Rock
Legend
No starts
1 - 48 starts
49 - 96 starts
97 - 144 starts
145 - 192 starts
Not surveyed
0 2 4 8 12
Km

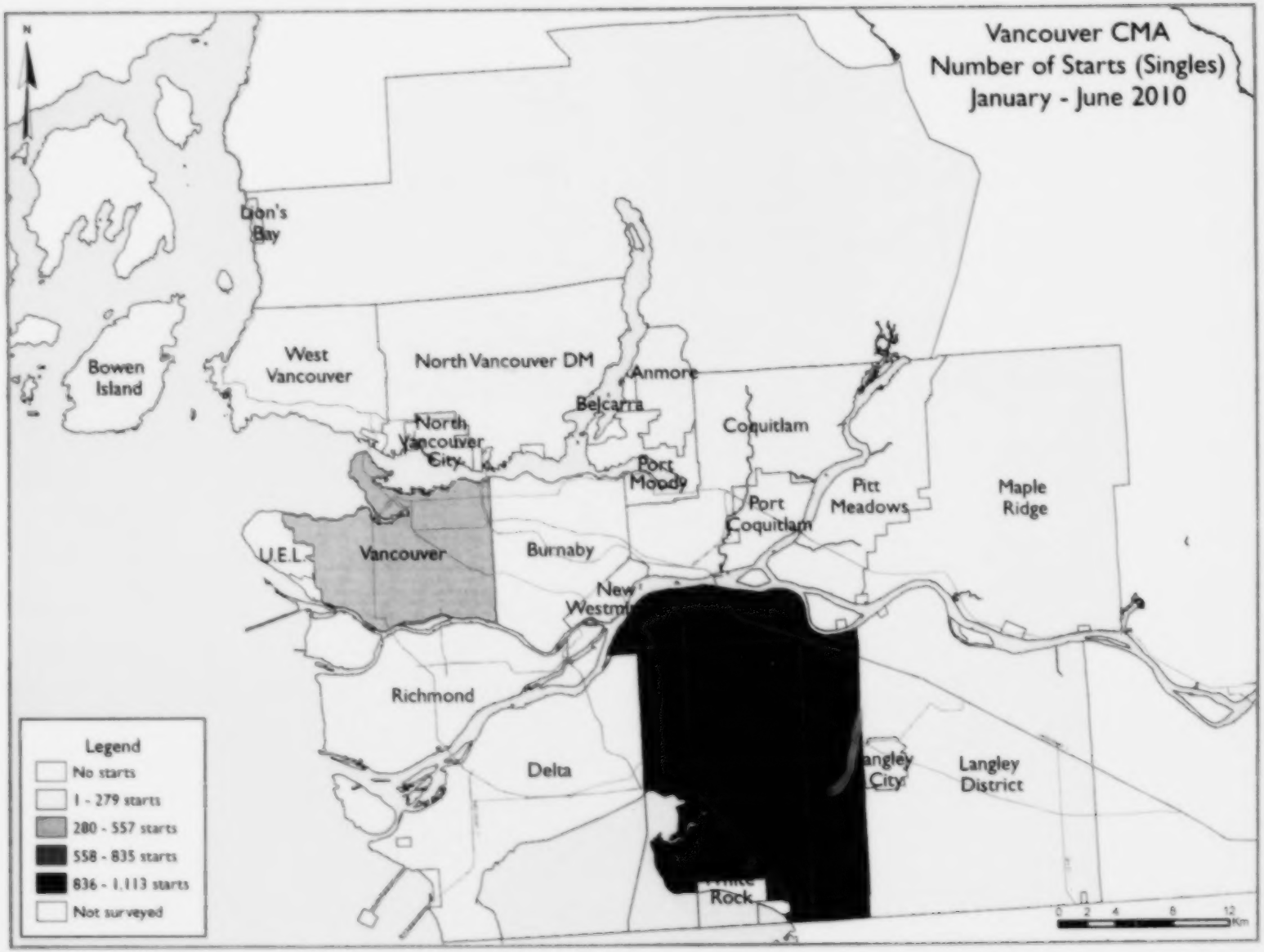
Vancouver CMA
Number of Starts (Singles)
June 2010


Vancouver CMA
Total Number of Starts
June 2010
Legend
No starts
1 - 97 starts
98 - 194 starts
195 - 290 starts
291 - 387 starts
Not surveyed
Bowen Island
West Vancouver
North Vancouver DM
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
UEL
Vancouver
Burnaby
Richmond
Delta
Langley District
White Rock
0 2 4 8 12 Km

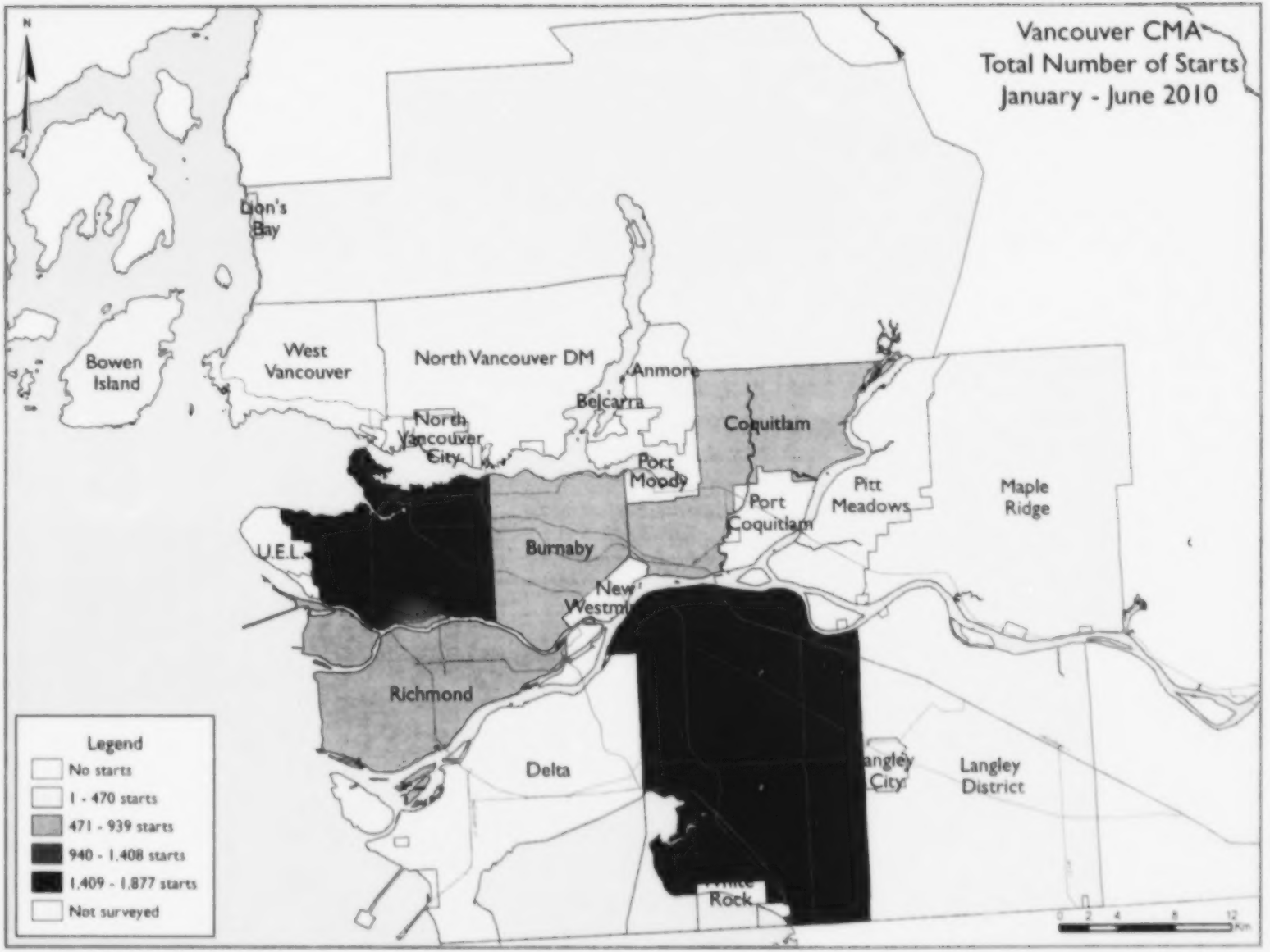
Vancouver CMA
Total Number of Starts
June 2010


Vancouver CMA
Number of Starts (Multiples)
January - June 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
6 - 343 starts
344 - 681 starts
682 - 1,019 starts
1,020 - 1,357 starts
Not surveyed
0 2 4 8 12
Km

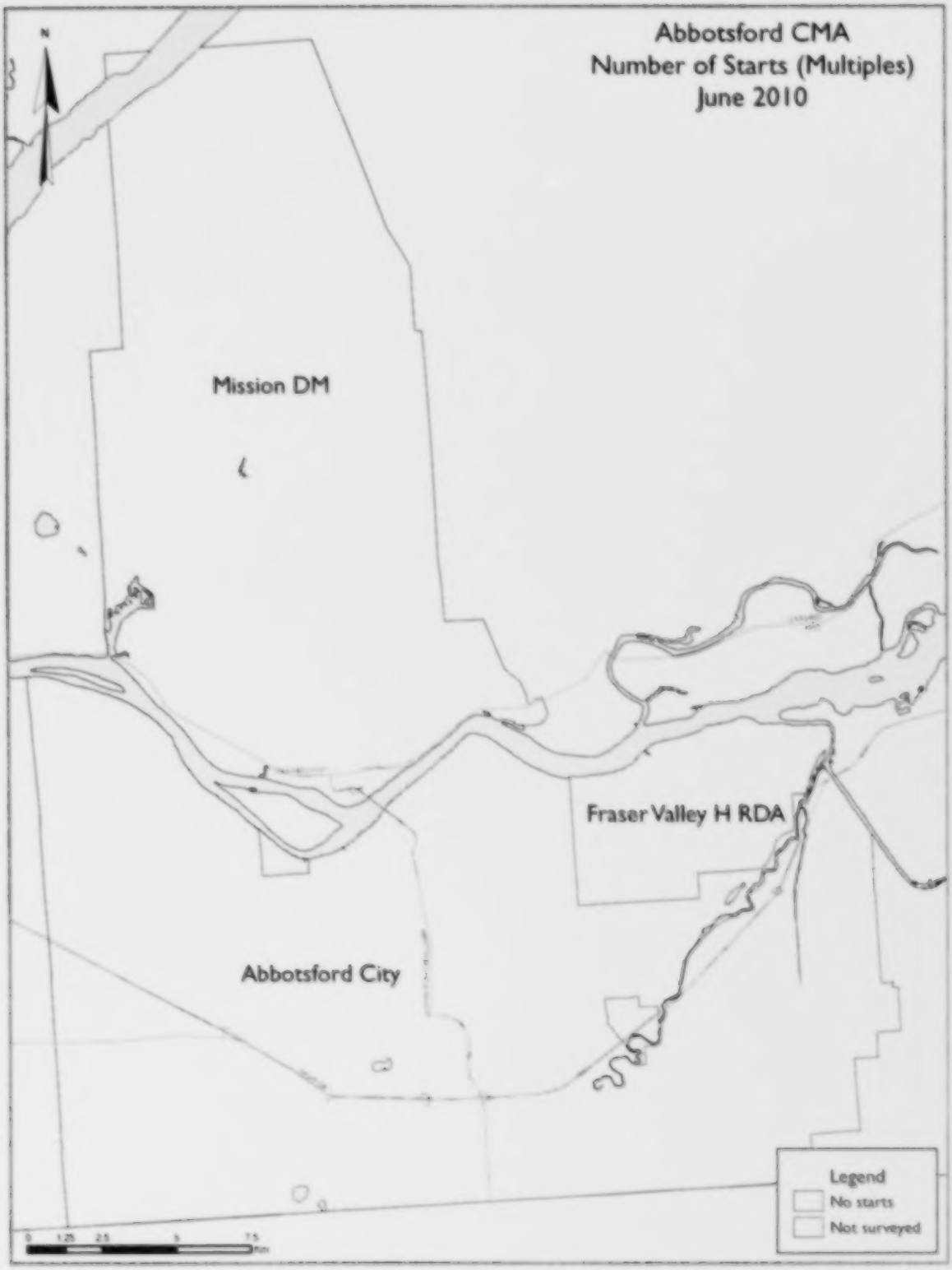
Vancouver CMA
Number of Starts (Multiples)
January - June 2010
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend

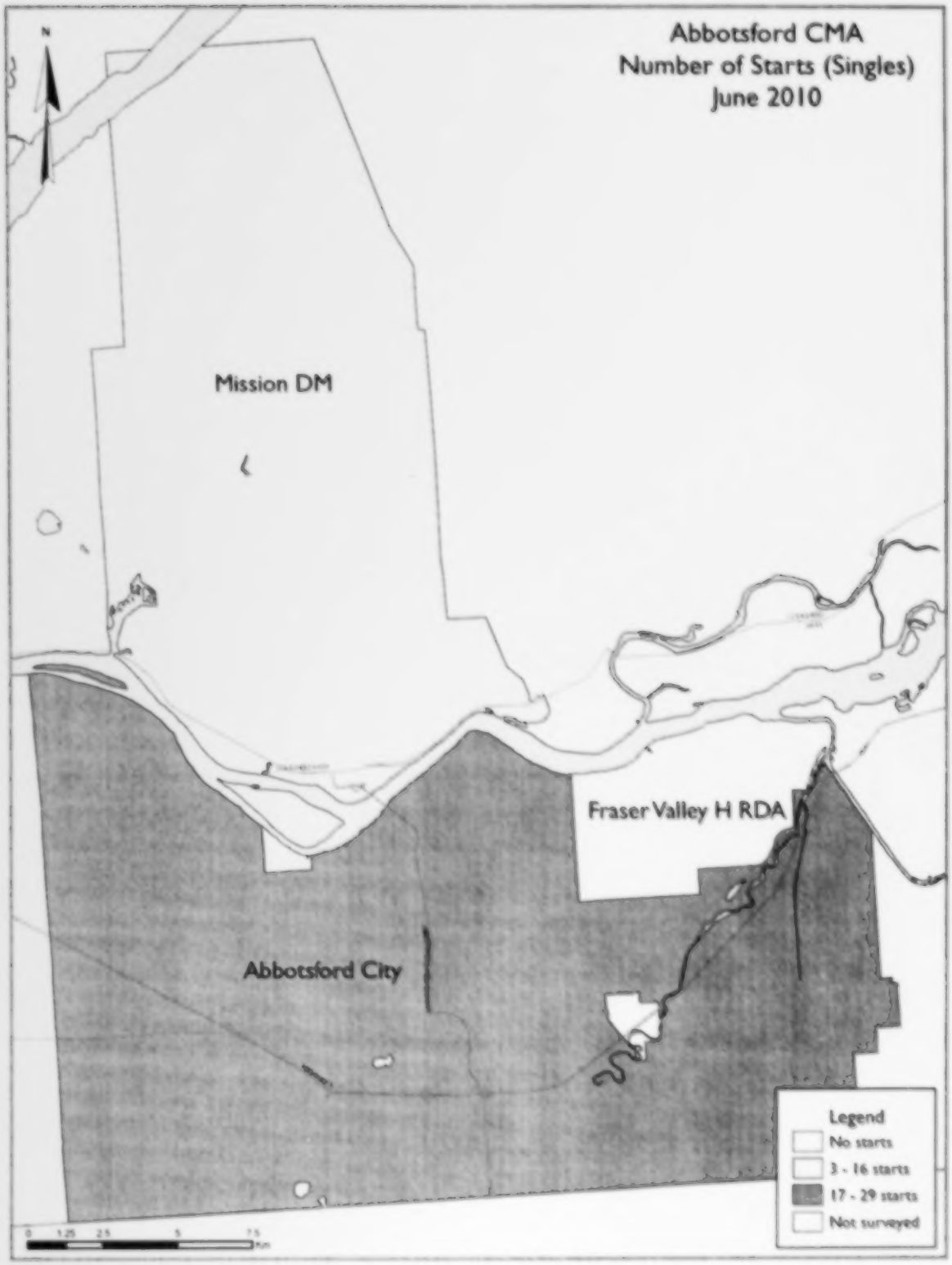

Vancouver CMA
Number of Starts (Singles)
January - June 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westmin
Richmond
Delta
Langley City
Langley District
White Rock
Legend
No starts
1 - 279 starts
280 - 557 starts
558 - 835 starts
836 - 1,113 starts
Not surveyed
0 2 4 8 12 Km

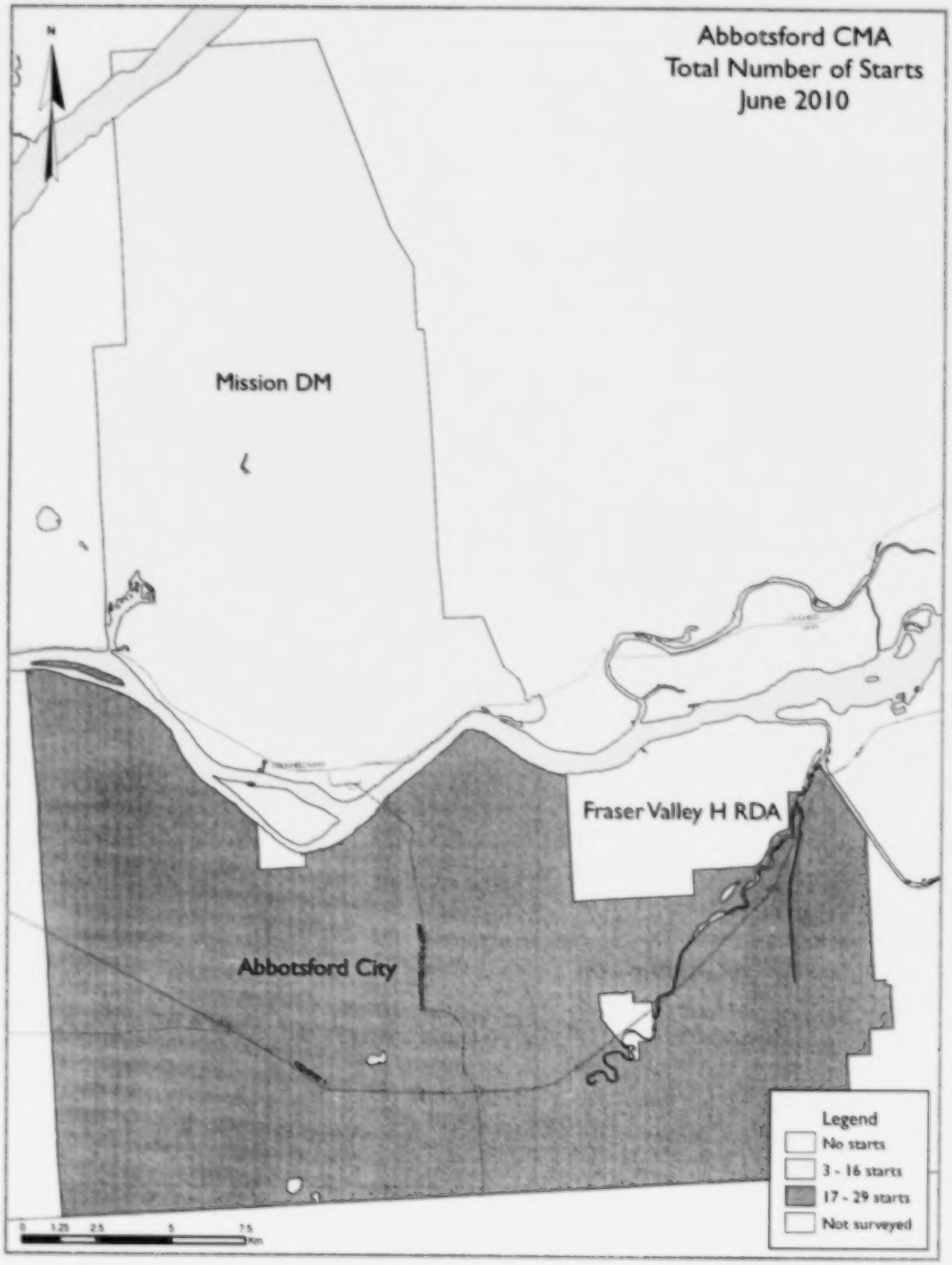
Vancouver CMA
Number of Starts (Singles)
January - June 2010

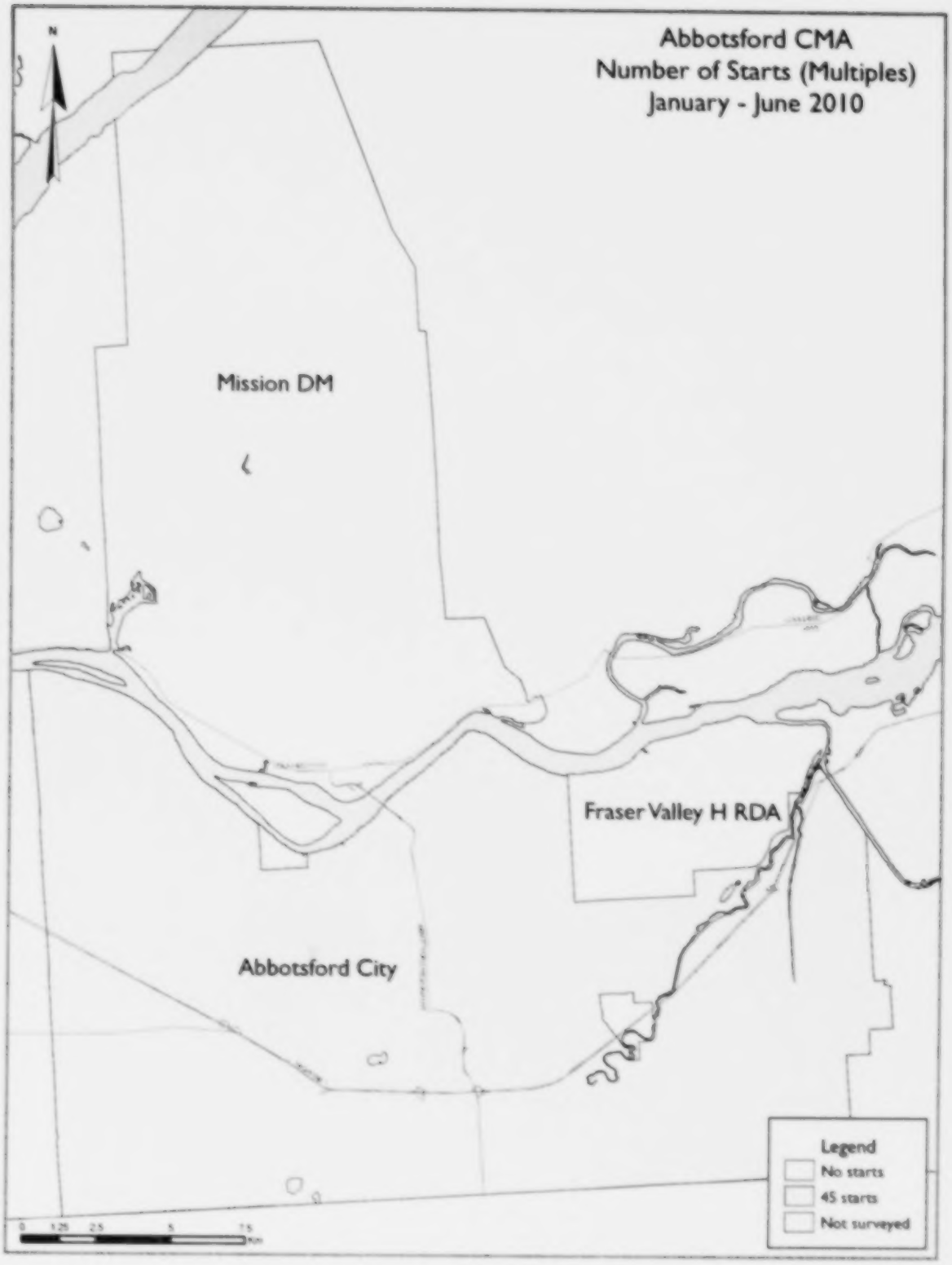

Vancouver CMA
Total Number of Starts
January - June 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westmi
Richmond
Delta
angley City
Langley District
Rock
Legend
No starts
1 - 470 starts
471 - 939 starts
940 - 1,408 starts
1,409 - 1,877 starts
Not surveyed
0 2 4 8 12
Km

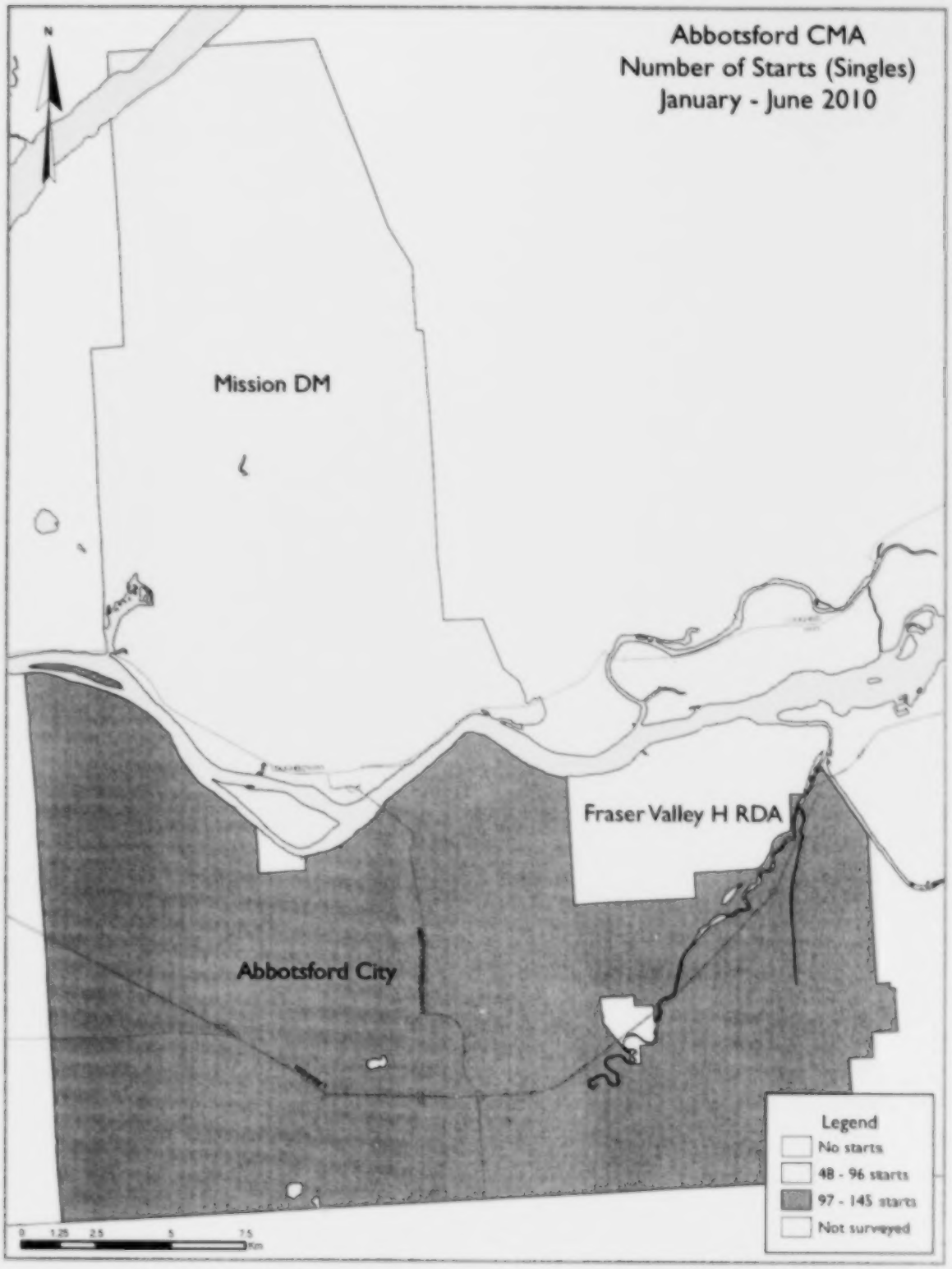
Vancouver CMA
Total Number of Starts
January - June 2010

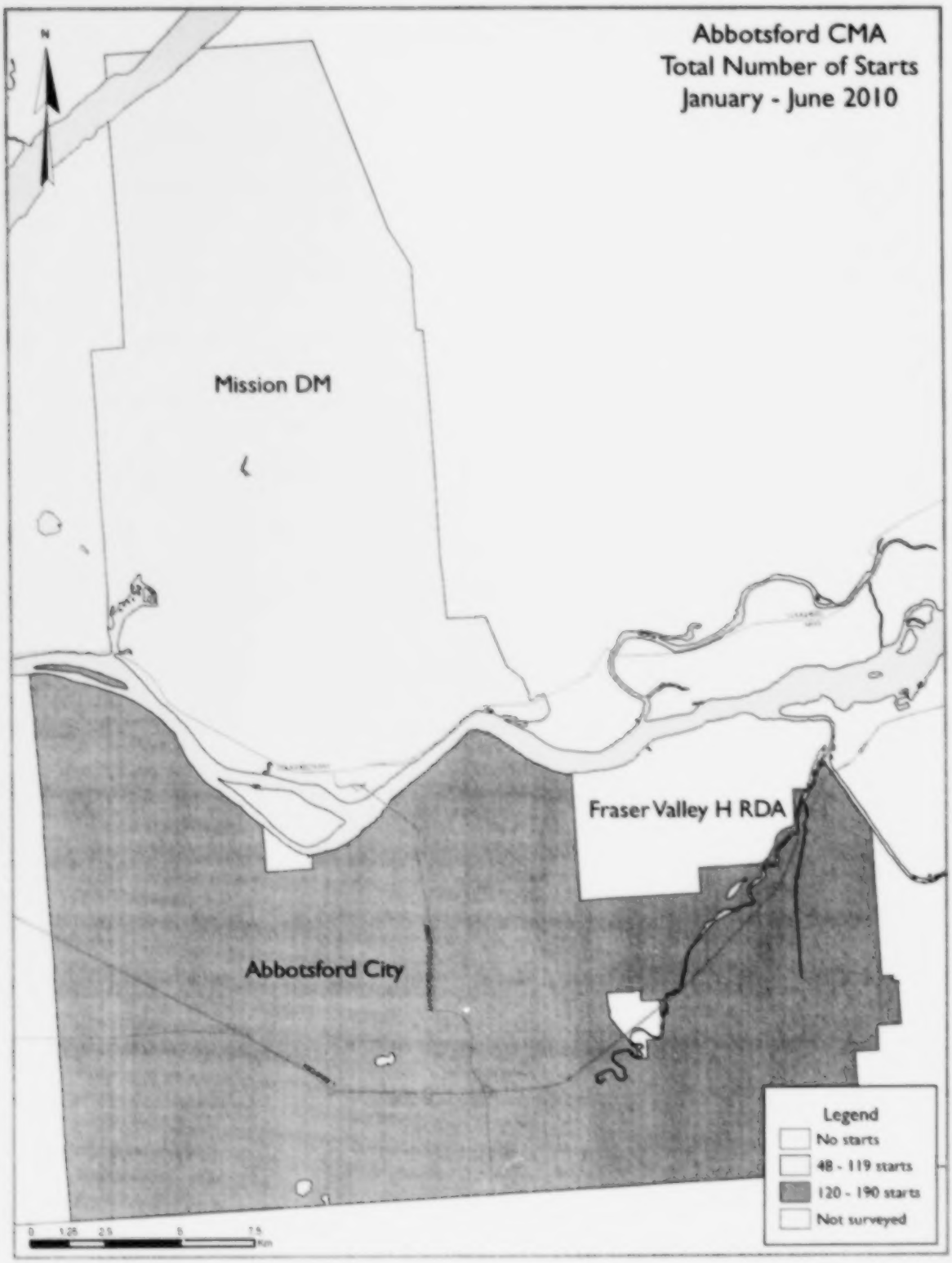

Abbotsford CMA
Number of Starts (Multiples)
June 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
Not surveyed
0 1.25 2.5 5 7.5
km


Abbotsford CMA
Number of Starts (Singles)
June 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
3 - 16 starts
17 - 29 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
June 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
3 - 16 starts
17 - 29 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Multiples)
January - June 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
45 starts
Not surveyed
0 12.5 25 5 7.5
km


Abbotsford CMA
Number of Starts (Singles)
January - June 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
48 - 96 starts
97 - 145 starts
Not surveyed
0 12.5 25 5 7.5 Km


Abbotsford CMA
Total Number of Starts
January - June 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
48 - 119 starts
120 - 190 starts
Not surveyed
0
1.25
2.5
5
7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2010	418	28	94	12	151	520	14	13	1,250
June 2009	216	22	56	0	187	75	0	10	571
% Change	**93.5**	**27.3**	**67.9**	**n/a**	**-19.3**	******	**n/a**	**30.0**	**118.9**
Year-to-date 2010	2,277	134	658	32	1,028	2,213	64	475	6,881
Year-to-date 2009	868	78	209	2	730	1,348	5	97	3,342
% Change	**162.3**	**71.8**	******	******	**40.8**	**64.2**	******	******	**105.9**
UNDER CONSTRUCTION									
June 2010	3,365	220	984	47	1,725	6,673	71	822	13,907
June 2009	2,329	195	571	30	2,065	13,814	2	690	19,701
% Change	**44.5**	**12.8**	**72.3**	**56.7**	**-16.5**	**-51.7**	******	**19.1**	**-29.4**
COMPLETIONS									
June 2010	331	24	106	1	308	555	0	31	1,356
June 2009	339	30	36	0	250	1,114	8	272	2,049
% Change	**-2.4**	**-20.0**	**194.4**	**n/a**	**23.2**	**-50.2**	**-100.0**	**-88.6**	**-33.8**
Year-to-date 2010	1,621	104	389	12	1,258	5,691	3	310	9,388
Year-to-date 2009	1,661	176	240	7	1,261	5,289	30	547	9,211
% Change	**-2.4**	**-40.9**	**62.1**	**71.4**	**-0.2**	**7.6**	**-90.0**	**-43.3**	**1.9**
COMPLETED & NOT ABSORBED									
June 2010	465	56	89	3	238	1,774	0	16	2,641
June 2009	1,017	151	141	22	377	706	0	129	2,543
% Change	**-54.3**	**-62.9**	**-36.9**	**-86.4**	**-36.9**	**151.3**	**n/a**	**-87.6**	**3.9**
ABSORBED									
June 2010	327	23	103	0	283	410	0	34	1,180
June 2009	361	53	46	1	244	888	8	227	1,828
% Change	**-9.4**	**-56.6**	**123.9**	**-100.0**	**16.0**	**-53.8**	**-100.0**	**-85.0**	**-35.4**
Year-to-date 2010	1,714	113	383	12	1,288	4,628	3	138	8,279
Year-to-date 2009	1,748	168	233	11	1,251	5,137	30	366	8,944
% Change	**-1.9**	**-32.7**	**64.4**	**9.1**	**3.0**	**-9.9**	**-90.0**	**-62.3**	**-7.4**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary by Submarket
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
June 2010	36	8	0	0	12	134	0	0	190
June 2009	7	6	0	0	0	0	0	0	13
Delta									
June 2010	16	0	0	0	15	0	0	0	31
June 2009	7	0	0	0	0	51	0	1	59
Langley									
June 2010	25	0	8	0	6	0	0	0	39
June 2009	15	0	8	0	5	0	0	0	28
Maple Ridge / Pitt Meadows									
June 2010	27	0	0	0	4	0	0	0	31
June 2009	20	0	0	0	35	0	0	0	60
New Westminster									
June 2010	11	2	0	9	0	32	0	0	54
June 2009	1	0	0	0	0	0	0	0	1
North Vancouver									
June 2010	7	0	4	0	0	0	0	0	11
June 2009	6	0	0	0	23	24	0	0	53
Richmond									
June 2010	34	0	22	0	17	63	0	0	136
June 2009	7	0	14	0	35	0	0	0	56
Surrey									
June 2010	189	0	0	3	74	108	0	13	387
June 2009	78	0	2	0	80	0	0	9	169
Tri-Cities									
June 2010	5	8	24	0	12	183	0	0	232
June 2009	20	0	6	0	3	0	0	0	29
University Endowment Lands									
June 2010	1	0	0	0	0	0	0	0	1
June 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2010	46	10	30	0	11	0	14	0	111
June 2009	45	16	24	0	6	0	0	0	91
West Vancouver									
June 2010	10	0	0	0	0	0	0	0	10
June 2009	3	0	0	0	0	0	0	0	3
White Rock									
June 2010	0	0	4	0	0	0	0	0	4
June 2009	3	0	2	0	0	0	0	0	5
Vancouver CMA									
June 2010	418	28	94	12	151	520	14	13	1,250
June 2009	216	22	56	0	187	75	0	10	571

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
June 2010	177	58	0	0	84	1,097	5	70	1,491
June 2009	111	30	0	0	131	1,323	0	0	1,595
Delta									
June 2010	94	2	0	0	91	55	1	4	247
June 2009	91	4	0	0	112	51	0	5	263
Langley									
June 2010	160	4	106	0	156	131	1	0	558
June 2009	248	8	72	0	90	500	0	0	918
Maple Ridge / Pitt Meadows									
June 2010	217	0	0	0	137	165	1	2	522
June 2009	169	2	0	1	117	152	0	0	446
New Westminster									
June 2010	49	4	0	32	10	229	0	0	324
June 2009	21	0	0	0	0	614	0	0	635
North Vancouver									
June 2010	73	18	16	0	51	295	0	0	453
June 2009	61	16	18	2	99	594	0	0	790
Richmond									
June 2010	216	6	228	8	211	587	0	2	1,258
June 2009	148	6	160	3	262	1,304	0	6	1,889
Surrey									
June 2010	1,359	10	26	6	790	563	0	138	2,892
June 2009	753	16	18	24	845	3,019	0	114	4,789
Tri-Cities									
June 2010	180	14	171	0	70	364	0	50	849
June 2009	94	18	129	0	135	1,138	0	1	1,515
University Endowment Lands									
June 2010	6	0	0	0	2	108	0	134	250
June 2009	8	0	0	0	76	139	0	257	480
Vancouver City									
June 2010	622	92	387	1	123	3,049	63	420	4,757
June 2009	407	79	122	0	185	4,912	2	307	6,014
West Vancouver									
June 2010	130	12	0	0	0	0	0	0	142
June 2009	139	14	0	0	8	33	0	0	194
White Rock									
June 2010	16	0	48	0	0	30	0	0	94
June 2009	11	2	52	0	5	35	0	0	105
Vancouver CMA									
June 2010	3,365	220	984	47	1,725	6,673	71	822	13,907
June 2009	2,329	195	571	30	2,065	13,814	2	690	19,701

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
June 2010	11	12	0	0	5	224	0	0	252
June 2009	24	10	0	0	12	146	0	0	192
Delta									
June 2010	23	0	0	0	12	51	0	3	89
June 2009	24	0	0	0	0	0	0	4	28
Langley									
June 2010	19	0	26	0	27	0	0	0	72
June 2009	57	0	4	0	8	0	1	0	70
Maple Ridge / Pitt Meadows									
June 2010	18	0	0	0	0	0	0	0	18
June 2009	7	2	0	0	12	99	0	0	120
New Westminster									
June 2010	0	0	0	0	0	194	0	0	194
June 2009	6	0	0	0	0	0	0	0	6
North Vancouver									
June 2010	7	0	4	1	54	0	0	0	66
June 2009	22	2	10	0	3	175	0	0	212
Richmond									
June 2010	24	0	26	0	0	0	0	0	50
June 2009	2	0	0	0	84	131	0	0	217
Surrey									
June 2010	177	0	18	0	137	0	0	28	360
June 2009	121	0	2	0	56	198	0	83	460
Tri-Cities									
June 2010	8	8	18	0	54	0	0	0	88
June 2009	10	0	8	0	39	243	0	0	300
University Endowment Lands									
June 2010	1	0	0	0	0	0	0	0	1
June 2009	1	0	0	0	0	0	0	0	1
Vancouver City									
June 2010	31	4	4	0	19	86	0	0	144
June 2009	48	16	8	0	36	122	7	185	422
West Vancouver									
June 2010	6	0	0	0	0	0	0	0	6
June 2009	12	0	0	0	0	0	0	0	12
White Rock									
June 2010	0	0	8	0	0	0	0	0	8
June 2009	0	0	4	0	0	0	0	0	4
Vancouver CMA									
June 2010	331	24	106	1	308	555	0	31	1,356
June 2009	339	30	36	0	250	1,114	8	272	2,049

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
June 2010	39	15	0	0	2	33	0	0	89
June 2009	81	60	0	0	25	30	0	0	196
Delta									
June 2010	19	1	0	0	3	0	0	1	24
June 2009	33	2	0	0	5	8	0	7	55
Langley									
June 2010	18	2	34	2	21	49	0	0	126
June 2009	73	6	12	2	33	19	0	0	145
Maple Ridge / Pitt Meadows									
June 2010	41	0	0	0	8	24	0	0	73
June 2009	125	0	0	0	14	67	0	0	206
New Westminster									
June 2010	11	0	0	0	0	306	0	0	317
June 2009	16	0	0	0	1	3	0	0	20
North Vancouver									
June 2010	20	3	7	1	23	63	0	0	117
June 2009	40	4	0	0	5	68	0	1	118
Richmond									
June 2010	17	0	22	0	15	19	0	4	77
June 2009	58	2	40	6	43	54	0	1	204
Surrey									
June 2010	158	1	0	0	106	369	0	11	645
June 2009	334	6	6	12	150	176	0	116	800
Tri-Cities									
June 2010	9	2	15	0	22	116	0	0	164
June 2009	22	15	56	2	30	117	0	0	242
University Endowment Lands									
June 2010	0	0	0	0	4	15	0	0	19
June 2009	1	0	0	0	3	1	0	0	5
Vancouver City									
June 2010	94	32	0	0	30	742	0	0	898
June 2009	172	54	13	0	65	126	0	4	434
West Vancouver									
June 2010	30	0	0	0	2	19	0	0	51
June 2009	49	2	0	0	3	4	0	0	58
White Rock									
June 2010	2	0	11	0	2	19	0	0	34
June 2009	3	0	12	0	0	33	0	0	48
Vancouver CMA									
June 2010	465	56	89	3	238	1,774	0	16	2,641
June 2009	1,017	151	141	22	377	706	0	129	2,543

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
June 2010	12	10	0	0	6	220	0	0	248
June 2009	19	21	0	0	2	150	0	0	192
Delta									
June 2010	14	0	0	0	12	51	0	2	79
June 2009	22	0	0	0	0	0	0	1	23
Langley									
June 2010	19	0	20	0	24	3	0	0	66
June 2009	75	0	6	1	9	4	1	0	96
Maple Ridge / Pitt Meadows									
June 2010	18	0	0	0	1	6	0	0	25
June 2009	11	2	0	0	8	47	0	0	68
New Westminster									
June 2010	1	0	0	0	0	13	0	0	14
June 2009	3	2	0	0	0	0	0	0	5
North Vancouver									
June 2010	7	0	0	0	51	3	0	0	61
June 2009	21	3	10	0	7	119	0	9	169
Richmond									
June 2010	31	1	18	0	0	0	0	0	50
June 2009	3	0	8	0	64	133	0	0	208
Surrey									
June 2010	176	0	24	0	128	20	0	32	380
June 2009	133	0	2	0	96	179	0	26	436
Tri-Cities									
June 2010	7	11	18	0	58	3	0	0	97
June 2009	8	0	6	0	41	176	0	6	237
University Endowment Lands									
June 2010	1	0	0	0	1	2	0	0	4
June 2009	1	0	0	0	0	0	0	0	1
Vancouver City									
June 2010	25	1	14	0	2	86	0	0	128
June 2009	51	25	8	0	17	78	7	185	371
West Vancouver									
June 2010	9	0	0	0	0	2	0	0	11
June 2009	11	0	0	0	0	0	0	0	11
White Rock									
June 2010	1	0	7	0	0	1	0	0	9
June 2009	0	0	6	0	0	2	0	0	8
Vancouver CMA									
June 2010	327	23	103	0	283	410	0	34	1,180
June 2009	361	53	46	1	244	888	8	227	1,828

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	% Change
Anmore	10	2	0	0	0	0	0	0	10	2	**
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	2	0	4	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	9	1	0	0	0	0	0	0	9	1	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	5	0	2	0	12	0	0	0	19	0	n/a
Burnaby - Central Park	3	1	0	2	0	0	0	0	3	3	0.0
Burnaby - Remainder	19	5	6	4	0	0	134	0	159	9	**
Burnaby Total	36	7	8	6	12	0	134	0	190	13	**
Coquitlam	3	19	8	0	12	0	199	2	222	21	**
Delta - Tsawwassen	2	0	0	0	0	0	0	0	2	0	n/a
Delta - Ladner	9	5	0	0	0	0	0	1	9	6	50.0
Delta - North	5	2	0	0	15	0	0	51	20	53	-62.3
Delta	16	7	0	0	15	0	0	52	31	59	-47.5
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	24	15	0	0	6	5	8	8	38	28	35.7
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	24	19	4	8	0	32	0	0	28	59	-52.5
New Westminster	20	1	2	0	0	0	32	0	54	1	**
North Vancouver City	0	1	0	0	0	11	4	0	4	12	-66.7
North Vancouver DM	7	5	0	12	0	0	0	24	7	41	-82.9
Pitt Meadows	3	1	0	0	0	0	0	0	3	1	200.0
Port Coquitlam	1	1	0	0	0	3	8	4	9	8	12.5
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	34	7	2	0	15	35	85	14	136	56	142.9
Surrey - South	42	14	4	0	30	70	3	2	79	86	-8.1
Surrey - Cloverdale	46	21	4	0	0	10	7	6	57	37	54.1
Surrey - North	85	36	0	0	36	0	3	3	124	39	**
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	18	7	0	0	0	0	108	0	126	7	**
Surrey Total	192	78	8	0	66	80	121	11	387	169	129.0
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	0	2	2	0	0	0	0	3	2	50.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	7	0	0	0	0	0	4	0	11	0	n/a
Vancouver - Marpole	6	1	2	0	0	0	4	2	12	3	**
Vancouver - Eastside	26	33	2	12	11	0	18	18	57	63	-9.5
Vancouver - Mt. Pleasant	0	1	4	2	0	0	0	0	4	3	33.3
Vancouver - Strath/Grand	0	0	0	0	0	6	0	0	0	6	-100.0
Vancouver - Westside	20	10	0	0	0	0	4	4	24	14	71.4
Vancouver Total	60	45	10	16	11	6	30	24	111	91	22.0
West Vancouver	10	3	0	0	0	0	0	0	10	3	**
White Rock	0	3	0	0	0	0	4	2	4	5	-20.0
Vancouver CMA	**444**	**216**	**42**	**42**	**137**	**172**	**627**	**141**	**1,250**	**571**	**118.9**

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	19	4	0	0	0	0	0	0	19	4	**
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	6	4	0	0	0	0	6	0	12	4	200.0
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	34	9	2	0	4	32	0	9	40	50	-20.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	27	9	8	2	12	0	37	0	84	6	**
Burnaby - Central Park	18	3	10	6	26	0	0	130	54	139	-61.2
Burnaby - Remainder	59	32	36	22	5	20	357	214	457	288	58.7
Burnaby Total	138	50	56	30	47	52	394	353	635	485	30.9
Coquitlam	92	54	14	4	40	21	392	10	538	89	**
Delta - Tsawwassen	11	1	0	2	0	0	55	0	66	3	**
Delta - Ladner	32	16	6	0	0	0	3	3	41	19	115.8
Delta - North	45	46	0	0	90	48	0	52	135	146	-7.5
Delta	88	63	6	2	90	48	58	55	242	168	44.0
Langley City	1	1	0	0	0	36	69	98	70	135	-48.1
Langley District	111	53	0	0	126	15	90	164	327	232	40.9
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	176	71	4	8	31	55	21	0	232	134	73.1
New Westminster	70	16	4	0	10	0	129	0	213	16	**
North Vancouver City	1	1	12	2	8	11	12	6	33	20	65.0
North Vancouver DM	32	18	2	44	20	0	129	47	183	109	67.9
Pitt Meadows	10	2	0	12	0	8	0	0	10	22	-54.5
Port Coquitlam	3	1	2	0	7	28	22	8	34	37	-8.1
Port Moody	8	4	0	0	13	0	0	0	21	4	**
Richmond	137	38	32	4	106	113	320	210	595	365	63.0
Surrey - South	258	56	8	2	128	173	14	6	408	237	72.2
Surrey - Cloverdale	350	108	4	0	96	33	97	49	547	190	187.9
Surrey - North	443	136	8	0	202	16	97	8	750	160	**
Surrey - Guildford	6	1	0	0	0	0	0	0	6	1	**
Surrey - Whalley	56	35	2	0	0	21	108	0	166	56	196.4
Surrey Total	1,113	336	22	2	426	243	316	63	1,877	644	191.5
University Endowment Lands	1	3	0	0	0	0	62	46	63	49	28.6
Vancouver - West End	0	0	0	0	0	0	0	225	0	225	-100.0
Vancouver - Downtown	0	0	0	0	0	0	430	156	430	156	175.6
Vancouver - Kitsilano	4	0	6	2	15	0	0	47	25	49	-49.0
Vancouver - False Creek	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Granville/Oak	5	3	0	0	0	0	51	0	56	3	**
Vancouver - Kerrisdale	25	9	0	0	0	0	10	33	35	37	-5.4
Vancouver - Marpole	25	5	4	2	0	0	8	2	37	9	**
Vancouver - Eastside	150	72	20	26	29	0	364	42	563	140	**
Vancouver - Mt. Pleasant	0	1	8	6	0	16	230	9	238	32	**
Vancouver - Strath/Grand	0	2	0	0	0	6	128	12	128	20	**
Vancouver - Westside	112	44	2	4	0	14	52	4	166	66	151.5
Vancouver Total	321	131	40	42	44	36	1,273	530	1,678	739	127.1
West Vancouver	44	19	0	0	0	0	0	0	44	19	131.6
White Rock	1	4	0	0	0	0	53	61	54	65	-16.9
Vancouver CMA	**2,373**	**875**	**194**	**150**	**968**	**666**	**3,346**	**1,651**	**6,881**	**3,342**	**105.9**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	134	0	0	0
Burnaby Total	12	0	0	0	134	0	0	0
Coquitlam	12	0	0	0	199	2	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	15	0	0	0	0	51	0	0
Delta	15	0	0	0	0	51	0	1
Langley City	0	0	0	0	0	0	0	0
Langley District	6	5	0	0	8	8	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	27	0	0	0	0	0	0
New Westminster	0	0	0	0	32	0	0	0
North Vancouver City	0	11	0	0	4	0	0	0
North Vancouver DM	0	0	0	0	0	24	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	3	0	0	8	4	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	15	35	0	0	85	14	0	0
Surrey - South	30	70	0	0	0	0	3	2
Surrey - Cloverdale	0	10	0	0	0	2	7	4
Surrey - North	36	0	0	0	0	0	3	3
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	108	0	0	0
Surrey Total	66	80	0	0	108	2	13	9
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	4	0	0	0
Vancouver - Marpole	0	0	0	0	4	2	0	0
Vancouver - Eastside	11	0	0	0	18	18	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	6	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	4	4	0	0
Vancouver Total	11	6	0	0	30	24	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	2	0	0
Vancouver CMA	**137**	**167**	**0**	**0**	**614**	**131**	**13**	**10**

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	32	0	0	0	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	0	0	0	37	0	0	0
Burnaby - Central Park	26	0	0	0	0	130	0	0
Burnaby - Remainder	5	20	0	0	287	214	70	0
Burnaby Total	47	52	0	0	324	353	70	0
Coquitlam	40	21	0	0	342	10	50	0
Delta - Tsawwassen	0	0	0	0	55	0	0	0
Delta - Ladner	0	0	0	0	0	0	3	3
Delta - North	90	48	0	0	0	51	0	1
Delta	90	48	0	0	55	51	3	4
Langley City	0	36	0	0	69	98	0	0
Langley District	126	15	0	0	90	164	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	31	50	0	0	21	0	0	0
New Westminster	10	0	0	0	129	0	0	0
North Vancouver City	8	11	0	0	12	6	0	0
North Vancouver DM	20	0	0	0	129	47	0	0
Pitt Meadows	0	8	0	0	0	0	0	0
Port Coquitlam	7	28	0	0	22	8	0	0
Port Moody	13	0	0	0	0	0	0	0
Richmond	106	113	0	0	320	210	0	0
Surrey - South	128	173	0	0	0	0	14	6
Surrey - Cloverdale	96	33	0	0	20	16	77	33
Surrey - North	202	16	0	0	70	0	27	8
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	21	0	0	108	0	0	0
Surrey Total	426	243	0	0	198	16	118	47
University Endowment Lands	0	0	0	0	62	0	0	46
Vancouver - West End	0	0	0	0	0	225	0	0
Vancouver - Downtown	0	0	0	0	226	156	204	0
Vancouver - Kitsilano	15	0	0	0	0	47	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	51	0	0	0
Vancouver - Kerrisdale	0	0	0	0	10	33	0	0
Vancouver - Marpole	0	0	0	0	8	2	0	0
Vancouver - Eastside	29	0	0	0	336	42	28	0
Vancouver - Mt. Pleasant	0	16	0	0	230	9	0	0
Vancouver - Strath/Grand	0	6	0	0	128	12	0	0
Vancouver - Westside	0	14	0	0	52	4	0	0
Vancouver Total	44	36	0	0	1,041	530	232	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	53	61	0	0
Vancouver CMA	**968**	**661**	**0**	**0**	**2,871**	**1,554**	**475**	**97**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Anmore	10	2	0	0	0	0	10	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	0	0	0	0	0	4	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	9	1	0	0	0	0	9	1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	7	0	12	0	0	0	19	0
Burnaby - Central Park	3	3	0	0	0	0	3	3
Burnaby - Remainder	25	9	134	0	0	0	159	9
Burnaby Total	44	13	146	0	0	0	190	13
Coquitlam	27	21	195	0	0	0	222	21
Delta - Tsawwassen	2	0	0	0	0	0	2	0
Delta - Ladner	9	5	0	0	0	1	9	6
Delta - North	5	2	15	51	0	0	20	53
Delta	16	7	15	51	0	1	31	59
Langley City	1	0	0	0	0	0	1	0
Langley District	32	23	6	5	0	0	38	28
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	24	19	4	35	0	0	28	59
New Westminster	13	1	41	0	0	0	54	1
North Vancouver City	4	1	0	11	0	0	4	12
North Vancouver DM	7	5	0	36	0	0	7	41
Pitt Meadows	3	1	0	0	0	0	3	1
Port Coquitlam	9	5	0	3	0	0	9	8
Port Moody	1	0	0	0	0	0	1	0
Richmond	56	21	80	35	0	0	136	56
Surrey - South	39	14	37	70	3	2	79	86
Surrey - Cloverdale	46	23	4	10	7	4	57	37
Surrey - North	85	36	36	0	3	3	124	39
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	18	7	108	0	0	0	126	7
Surrey Total	189	80	185	80	13	9	387	169
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	3	2	0	0	0	0	3	2
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	10	0	0	0	1	0	11	0
Vancouver - Marpole	11	3	0	0	1	0	12	3
Vancouver - Eastside	40	63	11	0	6	0	57	63
Vancouver - Mt. Pleasant	4	3	0	0	0	0	4	3
Vancouver - Strath/Grand	0	0	0	6	0	0	0	6
Vancouver - Westside	18	14	0	0	6	0	24	14
Vancouver Total	86	85	11	6	14	0	111	91
West Vancouver	10	3	0	0	0	0	10	3
White Rock	4	5	0	0	0	0	4	5
Vancouver CMA	540	294	683	262	27	10	1,250	571

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	19	4	0	0	0	0	19	4
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	10	4	0	0	2	0	12	4
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	36	9	4	41	0	0	40	50
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	35	6	49	0	0	0	84	6
Burnaby - Central Park	28	9	26	130	0	0	54	139
Burnaby - Remainder	95	54	292	234	70	0	457	288
Burnaby Total	194	80	371	405	70	0	635	485
Coquitlam	190	71	298	18	50	0	538	89
Delta - Tsawwassen	11	3	55	0	0	0	66	3
Delta - Ladner	33	16	4	0	4	3	41	19
Delta - North	45	46	90	99	0	1	135	146
Delta	89	65	149	99	4	4	242	168
Langley City	1	1	69	134	0	0	70	135
Langley District	199	88	126	141	2	3	327	232
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	175	71	56	58	1	0	232	134
New Westminster	48	16	165	0	0	0	213	16
North Vancouver City	25	9	8	11	0	0	33	20
North Vancouver DM	32	16	151	93	0	0	183	109
Pitt Meadows	10	2	0	20	0	0	10	22
Port Coquitlam	27	9	7	28	0	0	34	37
Port Moody	8	4	13	0	0	0	21	4
Richmond	269	92	326	273	0	0	595	365
Surrey - South	255	56	139	175	14	6	408	237
Surrey - Cloverdale	370	124	100	33	77	33	547	190
Surrey - North	445	136	278	16	27	8	750	160
Surrey - Guildford	6	1	0	0	0	0	6	1
Surrey - Whalley	58	35	108	21	0	0	166	56
Surrey Total	1,134	352	625	245	118	47	1,877	644
University Endowment Lands	1	3	62	0	0	46	63	49
Vancouver - West End	0	0	0	225	0	0	0	225
Vancouver - Downtown	0	0	226	156	204	0	430	156
Vancouver - Kitsilano	10	2	15	47	0	0	25	49
Vancouver - False Creek	0	2	0	0	0	0	0	2
Vancouver - Granville/Oak	3	3	49	0	4	0	56	3
Vancouver - Kerrisdale	32	4	0	33	3	0	35	37
Vancouver - Marpole	32	9	0	0	5	0	37	9
Vancouver - Eastside	224	138	286	0	53	2	563	140
Vancouver - Mt. Pleasant	8	7	230	25	0	0	238	32
Vancouver - Strath/Grand	128	2	0	18	0	0	128	20
Vancouver - Westside	123	50	20	16	23	0	166	66
Vancouver Total	560	217	826	520	292	2	1,678	739
West Vancouver	44	19	0	0	0	0	44	19
White Rock	33	30	21	35	0	0	54	65
Vancouver CMA	**3,069**	**1,155**	**3,273**	**2,080**	**539**	**102**	**6,881**	**3,342**

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	% Change
Anmore	3	3	0	0	0	0	0	0	3	3	0.0
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	2	0	0	0	0	0	2	0	4	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	4	5	0	0	5	0	148	0	157	5	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	3	6	0	0	0	0	0	9	3	200.0
Burnaby - Central Park	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - Remainder	3	15	6	10	0	12	76	146	85	183	-53.6
Burnaby Total	11	24	12	10	5	12	224	146	252	192	31.3
Coquitlam	7	8	8	20	54	10	18	221	87	259	-66.4
Delta - Tsawwassen	3	1	0	0	0	0	0	0	3	1	200.0
Delta - Ladner	20	9	0	0	0	0	3	2	23	11	109.1
Delta - North	0	14	0	0	12	0	51	2	63	16	**
Delta	23	24	0	0	12	0	54	4	89	28	**
Langley City	1	1	0	0	0	0	0	0	1	1	0.0
Langley District	18	57	4	0	23	8	26	4	71	69	2.9
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	17	7	0	12	0	0	0	99	17	118	-85.6
New Westminster	0	6	0	0	0	0	194	0	194	6	**
North Vancouver City	0	6	0	2	0	3	4	50	4	61	-93.4
North Vancouver DM	8	16	6	0	48	0	0	135	62	151	-58.9
Pitt Meadows	1	0	0	2	0	0	0	0	1	2	-50.0
Port Coquitlam	0	1	0	0	0	9	0	30	0	40	-100.0
Port Moody	1	1	0	0	0	0	0	0	1	1	0.0
Richmond	24	2	0	24	0	60	26	131	50	217	-77.0
Surrey - South	45	19	12	8	59	3	2	1	118	31	**
Surrey - Cloverdale	61	39	4	0	37	34	40	17	142	90	57.8
Surrey - North	68	54	0	0	17	11	4	67	89	132	-32.6
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	3	8	0	0	8	0	0	198	11	206	-94.7
Surrey Total	177	121	16	8	121	48	46	283	360	460	-21.7
University Endowment Lands	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	17	0	185	0	202	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	74	0	74	1	**
Vancouver - False Creek	0	0	0	0	19	0	0	0	19	0	n/a
Vancouver - Granville/Oak	2	1	0	4	0	0	0	0	2	5	-60.0
Vancouver - Kerrisdale	3	9	0	0	0	0	0	0	3	9	-66.7
Vancouver - Marpole	12	7	4	2	0	0	0	0	16	9	77.8
Vancouver - Eastside	12	13	0	4	0	10	4	130	16	157	-89.8
Vancouver - Mt. Pleasant	0	2	0	4	0	0	0	0	0	6	-100.0
Vancouver - Strath/Grand	0	0	0	2	0	0	12	0	12	2	**
Vancouver - Westside	2	16	0	0	0	15	0	0	2	31	-93.5
Vancouver Total	31	49	4	16	19	42	90	315	144	422	-65.9
West Vancouver	6	12	0	0	0	0	0	0	6	12	-50.0
White Rock	0	0	0	0	0	0	8	4	8	4	100.0
Vancouver CMA	332	341	50	94	282	192	692	1,422	1,356	2,049	-33.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	7	10	0	0	0	0	0	0	7	10	-30.0
Belcarra	2	2	0	0	0	0	0	0	2	2	0.0
Bowen Island	11	9	0	0	0	0	4	2	15	11	36.4
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	22	24	6	8	20	5	239	162	287	199	44.2
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	15	13	10	12	0	4	33	273	58	302	-80.8
Burnaby - Central Park	6	9	12	4	0	48	0	0	18	61	-70.5
Burnaby - Remainder	34	48	24	44	0	71	76	227	134	390	-65.6
Burnaby Total	78	95	52	68	20	128	348	662	498	953	-47.7
Coquitlam	49	46	12	46	115	129	575	504	751	725	3.6
Delta - Tsawwassen	7	10	0	0	0	0	0	1	7	11	-36.4
Delta - Ladner	36	38	0	0	0	0	4	7	40	45	-11.1
Delta - North	32	52	0	0	49	36	52	3	133	91	46.2
Delta	75	100	0	0	49	36	56	11	180	147	22.4
Langley City	1	1	0	0	0	0	0	101	1	102	-99.0
Langley District	95	171	6	16	107	30	218	82	426	299	42.5
Lion's Bay	1	4	0	0	0	0	0	0	1	4	-75.0
Maple Ridge	130	131	18	12	6	10	0	195	154	348	-55.7
New Westminster	32	21	0	4	0	4	592	410	624	439	42.1
North Vancouver City	7	16	12	4	20	3	374	52	413	75	**
North Vancouver DM	31	45	38	0	63	0	47	167	179	212	-15.6
Pitt Meadows	5	11	0	2	0	0	0	70	5	83	-94.0
Port Coquitlam	4	5	0	2	42	34	88	81	134	122	9.8
Port Moody	3	13	0	0	0	0	0	304	3	317	-99.1
Richmond	76	74	2	36	178	95	591	633	847	838	1.1
Surrey - South	192	99	46	36	189	76	276	181	703	392	79.3
Surrey - Cloverdale	315	195	4	4	119	184	312	144	750	527	42.3
Surrey - North	318	286	12	10	98	74	85	164	513	534	-3.9
Surrey - Guildford	1	2	0	0	0	0	64	0	65	2	**
Surrey - Whalley	45	40	0	0	30	219	568	338	643	597	7.7
Surrey Total	871	622	62	50	436	553	1,305	827	2,674	2,052	30.3
University Endowment Lands	4	2	2	4	0	0	91	0	97	6	**
Vancouver - West End	0	0	0	0	0	0	319	20	319	20	**
Vancouver - Downtown	0	0	0	2	4	32	309	1,137	313	1,171	-73.3
Vancouver - Kitsilano	0	7	0	0	0	0	251	45	251	52	**
Vancouver - False Creek	0	0	0	0	26	0	1,026	0	1,052	0	n/a
Vancouver - Granville/Oak	2	1	0	16	0	6	21	212	23	235	-90.2
Vancouver - Kerrisdale	7	20	0	0	0	9	33	59	40	88	-54.5
Vancouver - Marpole	18	20	6	12	0	7	2	0	26	39	-33.3
Vancouver - Eastside	60	114	2	18	6	10	46	220	114	362	-68.5
Vancouver - Mt. Pleasant	1	4	10	20	30	0	6	129	47	153	-69.3
Vancouver - Strath/Grand	0	4	2	8	0	3	12	43	14	58	-75.9
Vancouver - Westside	17	67	4	0	35	53	0	90	56	210	-73.3
Vancouver Total	105	237	24	76	101	120	2,025	1,955	2,255	2,388	-5.6
West Vancouver	45	56	0	0	0	0	8	0	53	56	-5.4
White Rock	4	2	0	0	0	0	65	20	69	22	**
Vancouver CMA	1,636	1,673	228	320	1,137	1,142	6,387	6,076	9,388	9,211	1.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	0	0	0	148	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	12	0	0	76	146	0	0
Burnaby Total	5	12	0	0	224	146	0	0
Coquitlam	54	10	0	0	18	221	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	3	2
Delta - North	12	0	0	0	51	0	0	2
Delta	12	0	0	0	51	0	3	4
Langley City	0	0	0	0	0	0	0	0
Langley District	23	8	0	0	26	4	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	99	0	0
New Westminster	0	0	0	0	194	0	0	0
North Vancouver City	0	3	0	0	4	50	0	0
North Vancouver DM	48	0	0	0	0	135	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	9	0	0	0	30	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	60	0	0	26	131	0	0
Surrey - South	59	3	0	0	0	0	2	1
Surrey - Cloverdale	37	34	0	0	18	2	22	15
Surrey - North	17	11	0	0	0	0	4	67
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	8	0	0	0	0	198	0	0
Surrey Total	121	48	0	0	18	200	28	83
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	11	0	6	0	0	0	185
Vancouver - Kitsilano	0	0	0	0	74	0	0	0
Vancouver - False Creek	19	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	10	0	0	4	130	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	12	0	0	0
Vancouver - Westside	0	15	0	0	0	0	0	0
Vancouver Total	19	36	0	6	90	130	0	185
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	8	4	0	0
Vancouver CMA	282	186	0	6	661	1,150	31	272

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	20	5	0	0	239	162	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	33	273	0	0
Burnaby - Central Park	0	48	0	0	0	0	0	0
Burnaby - Remainder	0	71	0	0	76	227	0	0
Burnaby Total	20	128	0	0	348	662	0	0
Coquitlam	115	129	0	0	575	438	0	66
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	4	7
Delta - North	49	36	0	0	51	0	1	3
Delta	49	36	0	0	51	0	5	11
Langley City	0	0	0	0	0	101	0	0
Langley District	107	30	0	0	218	82	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	6	10	0	0	0	195	0	0
New Westminster	0	4	0	0	592	410	0	0
North Vancouver City	20	3	0	0	374	52	0	0
North Vancouver DM	63	0	0	0	47	135	0	32
Pitt Meadows	0	0	0	0	0	70	0	0
Port Coquitlam	42	34	0	0	88	81	0	0
Port Moody	0	0	0	0	0	304	0	0
Richmond	178	92	0	3	587	633	4	0
Surrey - South	189	76	0	0	269	180	7	1
Surrey - Cloverdale	119	184	0	0	219	78	93	66
Surrey - North	98	74	0	0	66	73	19	91
Surrey - Guildford	0	0	0	0	64	0	0	0
Surrey - Whalley	30	203	0	16	568	338	0	0
Surrey Total	436	537	0	16	1,186	669	119	158
University Endowment Lands	0	0	0	0	91	0	0	0
Vancouver - West End	0	0	0	0	319	20	0	0
Vancouver - Downtown	4	26	0	6	309	865	0	272
Vancouver - Kitsilano	0	0	0	0	251	45	0	0
Vancouver - False Creek	26	0	0	0	844	0	182	0
Vancouver - Granville/Oak	0	6	0	0	21	212	0	0
Vancouver - Kerrisdale	0	9	0	0	33	59	0	0
Vancouver - Marpole	0	7	0	0	2	0	0	0
Vancouver - Eastside	6	10	0	0	46	212	0	8
Vancouver - Mt. Pleasant	30	0	0	0	6	129	0	0
Vancouver - Strath/Grand	0	3	0	0	12	43	0	0
Vancouver - Westside	35	53	0	0	0	90	0	0
Vancouver Total	101	114	0	6	1,843	1,675	182	280
West Vancouver	0	0	0	0	8	0	0	0
White Rock	0	0	0	0	65	20	0	0
Vancouver CMA	1,137	1,117	0	25	6,077	5,529	310	547

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Anmore	3	3	0	0	0	0	3	3
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	4	0	0	0	0	0	4	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	5	153	0	0	0	157	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	9	3	0	0	0	0	9	3
Burnaby - Central Park	1	1	0	0	0	0	1	1
Burnaby - Remainder	9	25	76	158	0	0	85	183
Burnaby Total	23	34	229	158	0	0	252	192
Coquitlam	33	14	54	245	0	0	87	259
Delta - Tsawwassen	3	1	0	0	0	0	3	1
Delta - Ladner	20	9	0	0	3	2	23	11
Delta - North	0	14	63	0	0	2	63	16
Delta	23	24	63	0	3	4	89	28
Langley City	1	1	0	0	0	0	1	1
Langley District	44	60	27	8	0	1	71	69
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	17	7	0	111	0	0	17	118
New Westminster	0	6	194	0	0	0	194	6
North Vancouver City	4	18	0	43	0	0	4	61
North Vancouver DM	7	16	55	135	0	0	62	151
Pitt Meadows	1	2	0	0	0	0	1	2
Port Coquitlam	0	3	0	37	0	0	0	40
Port Moody	1	1	0	0	0	0	1	1
Richmond	50	2	0	215	0	0	50	217
Surrey - South	45	19	71	11	2	1	118	31
Surrey - Cloverdale	79	41	41	34	22	15	142	90
Surrey - North	68	54	17	11	4	67	89	132
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	3	8	8	198	0	0	11	206
Surrey Total	195	123	137	254	28	83	360	460
University Endowment Lands	1	1	0	0	0	0	1	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	11	0	191	0	202
Vancouver - Kitsilano	0	1	74	0	0	0	74	1
Vancouver - False Creek	0	0	19	0	0	0	19	0
Vancouver - Granville/Oak	2	5	0	0	0	0	2	5
Vancouver - Kerrisdale	3	9	0	0	0	0	3	9
Vancouver - Marpole	16	9	0	0	0	0	16	9
Vancouver - Eastside	16	24	0	132	0	1	16	157
Vancouver - Mt. Pleasant	0	6	0	0	0	0	0	6
Vancouver - Strath/Grand	0	2	12	0	0	0	12	2
Vancouver - Westside	2	16	0	15	0	0	2	31
Vancouver Total	39	72	105	158	0	192	144	422
West Vancouver	6	12	0	0	0	0	6	12
White Rock	8	4	0	0	0	0	8	4
Vancouver CMA	461	405	864	1,364	31	280	1,356	2,049

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Belcarra													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Bowen Island													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	10.0	1	10.0	8	80.0	10	800,000	790,000
Year-to-date 2009	0	0.0	1	9.1	1	9.1	1	9.1	8	72.7	11	800,000	800,818
Burnaby													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	915,944	964,974
June 2009	0	0.0	0	0.0	0	0.0	6	31.6	13	68.4	19	788,000	836,218
Year-to-date 2010	0	0.0	0	0.0	0	0.0	8	8.9	82	91.1	90	889,900	960,353
Year-to-date 2009	0	0.0	0	0.0	1	1.2	21	25.0	62	73.8	84	806,000	870,883
Coquitlam													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
June 2009	0	0.0	0	0.0	0	0.0	6	100.0	0	0.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	7	13.7	20	39.2	24	47.1	51	689,900	821,392
Year-to-date 2009	0	0.0	0	0.0	0	0.0	26	55.3	21	44.7	47	735,000	815,648
Delta													
June 2010	0	0.0	0	0.0	0	0.0	3	21.4	11	78.6	14	750,000	849,207
June 2009	0	0.0	0	0.0	4	18.2	12	54.5	6	27.3	22	637,500	700,868
Year-to-date 2010	0	0.0	1	1.4	9	12.3	27	37.0	36	49.3	73	749,000	798,085
Year-to-date 2009	0	0.0	0	0.0	18	20.7	43	49.4	26	29.9	87	660,450	711,442
Langley City													
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Langley District													
June 2010	0	0.0	0	0.0	10	52.6	5	26.3	4	21.1	19	599,000	726,270
June 2009	3	3.9	10	13.2	37	48.7	23	30.3	3	3.9	76	579,000	595,180
Year-to-date 2010	0	0.0	0	0.0	40	39.2	36	35.3	26	25.5	102	629,450	757,521
Year-to-date 2009	6	2.5	34	14.2	94	39.3	83	34.7	22	9.2	239	599,000	619,644

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Maple Ridge													
June 2010	0	0.0	8	47.1	8	47.1	1	5.9	0	0.0	17	510,000	523,012
June 2009	0	0.0	2	22.2	6	66.7	1	11.1	0	0.0	9	--	--
Year-to-date 2010	0	0.0	44	30.8	77	53.8	20	14.0	2	1.4	143	549,900	548,944
Year-to-date 2009	0	0.0	29	23.0	64	50.8	32	25.4	1	0.8	126	564,900	569,882
New Westminster													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	12	42.9	12	42.9	4	14.3	28	625,000	660,055
Year-to-date 2009	0	0.0	0	0.0	1	7.1	11	78.6	2	14.3	14	654,000	668,479
North Vancouver City													
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,211,100	1,204,215
North Vancouver DM													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,520,900	1,465,194
Year-to-date 2010	1	4.2	0	0.0	0	0.0	1	4.2	22	91.7	24	1,532,000	1,509,563
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	40	100.0	40	1,532,950	1,523,075
Pitt Meadows													
June 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
June 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	1	14.3	2	28.6	4	57.1	0	0.0	7	--	--
Year-to-date 2009	0	0.0	4	23.5	11	64.7	1	5.9	1	5.9	17	519,900	546,824
Port Coquitlam													
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	7	70.0	3	30.0	10	699,000	719,170
Port Moody													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	2	11.8	0	0.0	0	0.0	15	88.2	17	850,000	919,471
Richmond													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	1,228,000	1,384,413
June 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2010	0	0.0	0	0.0	1	1.0	8	8.2	89	90.8	98	1,000,000	1,218,571
Year-to-date 2009	0	0.0	0	0.0	0	0.0	15	20.3	59	79.7	74	1,000,000	1,094,835

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
June 2010	0	0.0	10	5.7	66	37.5	58	33.0	42	23.9	176	609,450	736,267
June 2009	0	0.0	13	9.8	35	26.3	43	32.3	42	31.6	133	659,000	719,646
Year-to-date 2010	1	0.1	46	5.3	405	46.4	250	28.7	170	19.5	872	599,000	668,187
Year-to-date 2009	5	0.7	38	5.6	226	33.3	208	30.6	202	29.7	679	650,000	722,133
University Endowment Lands													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	1,000,000	1,521,712
June 2009	1	1.9	0	0.0	1	1.9	8	15.4	42	80.8	52	1,380,000	1,421,001
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	2.9	134	97.1	138	1,044,000	1,763,983
Year-to-date 2009	2	0.8	0	0.0	3	1.2	18	7.3	225	90.7	248	1,000,000	1,379,872
West Vancouver													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,250,000	3,198,000
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	34	100.0	34	3,200,000	3,386,491
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	42	100.0	42	2,993,500	3,003,417
White Rock													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Vancouver CMA													
June 2010	0	0.0	18	5.5	85	26.2	67	20.6	155	47.7	325	700,000	989,939
June 2009	4	1.1	26	7.1	84	23.1	105	28.8	145	39.8	364	699,000	921,169
Year-to-date 2010	2	0.1	92	5.4	554	32.5	396	23.2	662	38.8	1,706	659,900	894,210
Year-to-date 2009	13	0.7	108	6.1	419	23.8	469	26.6	755	42.8	1,764	700,000	896,792

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2010						
Submarket	**June 2010**	**June 2009**	**% Change**	**YTD 2010**	**YTD 2009**	**% Change**
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	790,000	800,818	-1.4
Burnaby Total	964,974	836,218	15.4	960,353	870,883	10.3
Coquitlam	--	--	n/a	821,392	815,648	0.7
Delta	849,207	700,868	21.2	798,085	711,442	12.2
Langley City	--	--	n/a	--	--	n/a
Langley District	726,270	595,180	22.0	757,521	619,644	22.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	523,012	--	n/a	548,944	569,882	-3.7
New Westminster	--	--	n/a	660,055	668,479	-1.3
North Vancouver City	--	--	n/a	--	1,204,215	n/a
North Vancouver DM	--	1,465,194	n/a	1,509,563	1,523,075	-0.9
Pitt Meadows	--	--	n/a	--	546,824	n/a
Port Coquitlam	--	--	n/a	--	719,170	n/a
Port Moody	--	--	n/a	--	919,471	n/a
Richmond	1,384,413	--	n/a	1,218,571	1,094,835	11.3
Surrey Total	736,267	719,646	2.3	668,187	722,133	-7.5
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,521,712	1,421,001	7.1	1,763,983	1,379,872	27.8
West Vancouver	--	3,198,000	n/a	3,386,491	3,003,417	12.8
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	**989,939**	**921,169**	**7.5**	**894,210**	**896,792**	**-0.3**

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
June 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April	1,191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074
	May	1,413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
	June	1,677	5,983	28%	819,235	802	2,227	36%	489,741	1,791	5,042	36%	383,725
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1,344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1,372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1,243	7,359	17%	955,348	526	2,602	20%	543,290	1,326	7,541	18%	444,056
	June	1,141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924

MLS® is a registered trademark of the Canadian Real Estate Association (CREA)
Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
Second Quarter 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2009	Q1	1,785	6,073	10%	776,142	745	2,442	10%	441,660	1,990	5,848	11%	356,112
	Q2	4,281	6,118	23%	822,497	2,062	2,352	29%	478,822	4,428	5,265	28%	381,920
	Q3												
	Q4												
2010	Q1	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q2	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q3												
	Q4												

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
June 2010

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.7	112.0	1,230	5.2	66.1	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.8	66.1	821
	March	613	4.50	5.55	114.9	112.6	1,222	6.2	66.2	816
	April	596	3.90	5.25	113.5	112.6	1,228	6.6	66.6	815
	May	596	3.90	5.25	114.0	113.3	1,232	6.9	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,239	7.1	67.3	809
	July	631	3.75	5.85	114.3	112.9	1,237	7.2	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,235	7.4	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,238	7.2	66.9	818
	October	630	3.80	5.84	116.9	112.7	1,238	7.4	67.0	827
	November	616	3.60	5.59	117.2	113.1	1,240	7.4	66.9	823
	December	610	3.60	5.49	118.0	112.7	1,238	7.7	66.9	824
2010	January	610	3.60	5.49	118.5	113.1	1,241	7.8	67.0	823
	February	604	3.60	5.39	119.2	113.9	1,241	7.7	66.8	826
	March	631	3.60	5.85	119.8	113.6	1,238	7.8	66.5	826
	April	655	3.80	6.25	120.3	114.2	1,238	7.5	66.2	828
	May	639	3.70	5.99	120.6	114.6	1,239	7.5	66.2	838
	June	633	3.60	5.89		114.5	1,245	7.5	66.3	842
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2010	30	0	0	0	0	0	2	0	32
June 2009	14	0	6	0	0	0	0	0	20
% Change	**114.3**	**n/a**	**-100.0**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**60.0**
Year-to-date 2010	190	0	38	1	7	0	2	0	238
Year-to-date 2009	52	0	20	2	19	56	0	0	149
% Change	******	**n/a**	**90.0**	**-50.0**	**-63.2**	**-100.0**	**n/a**	**n/a**	**59.7**
UNDER CONSTRUCTION									
June 2010	210	0	56	2	39	157	3	0	467
June 2009	153	0	40	23	59	518	0	0	793
% Change	**37.3**	**n/a**	**40.0**	**-91.3**	**-33.9**	**-69.7**	**n/a**	**n/a**	**-41.1**
COMPLETIONS									
June 2010	36	0	4	3	0	0	0	0	43
June 2009	20	0	12	2	8	232	0	0	274
% Change	**80.0**	**n/a**	**-66.7**	**50.0**	**-100.0**	**-100.0**	**n/a**	**n/a**	**-84.3**
Year-to-date 2010	146	0	48	16	12	136	0	0	358
Year-to-date 2009	128	0	56	3	57	232	0	0	476
% Change	**14.1**	**n/a**	**-14.3**	******	**-78.9**	**-41.4**	**n/a**	**n/a**	**-24.8**
COMPLETED & NOT ABSORBED									
June 2010	73	0	10	2	20	41	0	0	146
June 2009	143	0	14	10	59	84	0	0	310
% Change	**-49.0**	**n/a**	**-28.6**	**-80.0**	**-66.1**	**-51.2**	**n/a**	**n/a**	**-52.9**
ABSORBED									
June 2010	41	0	3	4	2	15	0	0	65
June 2009	52	0	16	1	17	162	0	0	248
% Change	**-21.2**	**n/a**	**-81.3**	******	**-88.2**	**-90.7**	**n/a**	**n/a**	**-73.8**
Year-to-date 2010	155	0	41	16	28	169	0	0	409
Year-to-date 2009	150	0	80	5	49	168	0	0	452
% Change	**3.3**	**n/a**	**-48.8**	******	**-42.9**	**0.6**	**n/a**	**n/a**	**-9.5**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
June 2010	27	0	0	0	0	0	2	0	29
June 2009	8	0	6	0	0	0	0	0	14
Fraser Valley H RDA									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
Mission DM									
June 2010	3	0	0	0	0	0	0	0	3
June 2009	6	0	0	0	0	0	0	0	6
Abbotsford CMA									
June 2010	30	0	0	0	0	0	2	0	32
June 2009	14	0	6	0	0	0	0	0	20
UNDER CONSTRUCTION									
Abbotsford City									
June 2010	162	0	56	2	39	157	3	0	419
June 2009	109	0	40	23	59	518	0	0	749
Fraser Valley H RDA									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
Mission DM									
June 2010	48	0	0	0	0	0	0	0	48
June 2009	44	0	0	0	0	0	0	0	44
Abbotsford CMA									
June 2010	210	0	56	2	39	157	3	0	467
June 2009	153	0	40	23	59	518	0	0	793
COMPLETIONS									
Abbotsford City									
June 2010	21	0	4	3	0	0	0	0	28
June 2009	15	0	12	2	6	232	0	0	267
Fraser Valley H RDA									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
Mission DM									
June 2010	15	0	0	0	0	0	0	0	15
June 2009	5	0	0	0	2	0	0	0	7
Abbotsford CMA									
June 2010	36	0	4	3	0	0	0	0	43
June 2009	20	0	12	2	8	232	0	0	274

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
June 2010	47	0	10	2	9	37	0	0	105
June 2009	79	0	14	10	27	72	0	0	202
Fraser Valley H RDA									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
Mission DM									
June 2010	26	0	0	0	11	4	0	0	41
June 2009	64	0	0	0	32	12	0	0	108
Abbotsford CMA									
June 2010	73	0	10	2	20	41	0	0	146
June 2009	143	0	14	10	59	84	0	0	310
ABSORBED									
Abbotsford City									
June 2010	30	0	3	4	2	15	0	0	54
June 2009	31	0	16	1	10	162	0	0	220
Fraser Valley H RDA									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
Mission DM									
June 2010	11	0	0	0	0	0	0	0	11
June 2009	21	0	0	0	7	0	0	0	28
Abbotsford CMA									
June 2010	41	0	3	4	2	15	0	0	65
June 2009	52	0	16	1	17	162	0	0	248

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	% Change
Abbotsford City	29	8	0	0	0	0	0	6	29	14	107.1
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	3	6	0	0	0	0	0	0	3	6	-50.0
Abbotsford CMA	**32**	**14**	**0**	**0**	**0**	**0**	**0**	**6**	**32**	**20**	**60.0**

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	145	38	0	2	7	17	38	76	190	133	42.9
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	48	16	0	0	0	0	0	0	48	16	200.0
Abbotsford CMA	**193**	**54**	**0**	**2**	**7**	**17**	**38**	**76**	**238**	**149**	**59.7**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Abbotsford City	0	0	0	0	0	6	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**0**

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	7	17	0	0	38	76	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	**7**	**17**	**0**	**0**	**38**	**76**	**0**	**0**

Table 2.4: Starts by Submarket and by Intended Market
June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Abbotsford City	27	14	0	0	2	0	29	14
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	3	6	0	0	0	0	3	6
Abbotsford CMA	**30**	**20**	**0**	**0**	**2**	**0**	**32**	**20**

Table 2.5: Starts by Submarket and by Intended Market
January - June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	180	56	8	77	2	0	190	133
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	48	16	0	0	0	0	48	16
Abbotsford CMA	**228**	**72**	**8**	**77**	**2**	**0**	**238**	**149**

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	% Change
Abbotsford City	24	17	0	2	0	4	4	244	28	267	-89.5
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	15	5	0	2	0	0	0	0	15	7	114.3
Abbotsford CMA	**39**	**22**	**0**	**4**	**0**	**4**	**4**	**244**	**43**	**274**	**-84.3**

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	98	81	6	18	6	37	184	288	294	424	-30.7
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	64	50	0	2	0	0	0	0	64	52	23.1
Abbotsford CMA	**162**	**131**	**6**	**20**	**6**	**37**	**184**	**288**	**358**	**476**	**-24.8**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Abbotsford City	0	4	0	0	4	244	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	**0**	**4**	**0**	**0**	**4**	**244**	**0**	**0**

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	6	37	0	0	184	288	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	**6**	**37**	**0**	**0**	**184**	**288**	**0**	**0**

Table 3.4: Completions by Submarket and by Intended Market
June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Abbotsford City	25	27	3	240	0	0	28	267
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	15	5	0	2	0	0	15	7
Abbotsford CMA	**40**	**32**	**3**	**242**	**0**	**0**	**43**	**274**

Table 3.5: Completions by Submarket and by Intended Market
January - June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	130	134	164	290	0	0	294	424
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	64	50	0	2	0	0	64	52
Abbotsford CMA	**194**	**184**	**164**	**292**	**0**	**0**	**358**	**476**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
June 2010	0	0.0	5	14.7	16	47.1	6	17.6	7	20.6	34	570,000	637,797
June 2009	2	6.3	11	34.4	2	6.3	4	12.5	2	6.3	32	540,450	548,822
Year-to-date 2010	0	0.0	20	18.5	13	12.0	21	19.4	13	12.0	108	566,500	603,325
Year-to-date 2009	5	5.3	23	24.5	14	14.9	14	14.9	14	14.9	94	560,000	592,549
Fraser Valley H RDA													
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
June 2010	1	9.1	9	81.8	0	0.0	0	0.0	0	0.0	11	444,900	449,509
June 2009	0	0.0	16	76.2	0	0.0	0	0.0	0	0.0	21	469,000	483,219
Year-to-date 2010	4	6.3	53	84.1	0	0.0	1	1.6	0	0.0	63	459,900	457,537
Year-to-date 2009	0	0.0	48	78.7	0	0.0	0	0.0	0	0.0	61	469,900	480,988
Abbotsford CMA													
June 2010	1	2.2	14	31.1	7	15.6	6	13.3	7	15.6	45	549,900	591,771
June 2009	2	3.8	27	50.9	2	3.8	4	7.5	2	3.8	53	489,900	522,828
Year-to-date 2010	4	2.3	73	42.7	13	7.6	22	12.9	13	7.6	171	539,000	549,613
Year-to-date 2009	5	3.2	71	45.8	14	9.0	14	9.0	14	9.0	155	510,000	548,644

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2010

Submarket	June 2010	June 2009	% Change	YTD 2010	YTD 2009	% Change
Abbotsford City	637,797	548,822	16.2	603,325	592,549	1.8
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	449,509	483,219	-7.0	457,537	480,988	-4.9
Abbotsford CMA	**591,771**	**522,828**	**13.2**	**549,613**	**548,644**	**0.2**

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
June 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	361	-60.2	648	1,752	2,015	32.2	400,783	-6.4	416,116
	February	643	-48.0	761	2,004	2,108	36.1	392,138	-10.2	399,931
	March	932	-24.7	870	2,626	2,023	43.0	392,692	-11.5	389,590
	April	1,220	-27.7	1,005	2,210	1,955	51.4	409,168	-6.8	407,994
	May	1,415	-7.6	1,149	2,500	2,036	56.4	419,378	-3.1	403,487
	June	1,877	41.3	1,356	2,497	2,049	66.2	424,728	-4.9	412,992
	July	1,982	63.0	1,492	2,823	2,261	66.0	425,479	-1.7	420,410
	August	1,669	91.0	1,583	2,209	2,348	67.4	434,841	0.7	432,283
	September	1,488	61.0	1,557	2,321	2,089	74.5	436,754	5.5	432,694
	October	1,583	120.5	1,765	2,466	2,407	73.3	445,637	7.5	456,570
	November	1,409	191.7	1,756	1,833	2,492	70.5	431,678	7.1	440,598
	December	1,081	142.9	1,719	1,192	2,651	64.8	446,546	8.8	440,129
2010	January	905	150.7	1,605	2,572	2,985	53.8	433,971	8.3	443,700
	February	1,119	74.0	1,333	2,573	2,652	50.3	436,157	11.2	445,588
	March	1,458	56.4	1,316	3,073	2,376	55.4	455,947	16.1	460,339
	April	1,677	37.5	1,402	3,453	2,892	48.5	454,557	11.1	452,192
	May	1,403	-0.8	1,161	3,137	2,644	43.9	457,651	9.1	443,954
	June	1,681	-10.4	1,210	2,835	2,473	48.9	469,792	10.6	460,411
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	4,512	-0.7		7,207			418,843	-4.6	
	Q2 2010	4,761	5.5		9,425			460,848	10.0	
	YTD 2009	6,448	-18.7		13,589			411,389	-6.1	
	YTD 2010	8,243	27.8		17,643			453,678	10.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

[1] Single-family homes: detached, semi-detached and row homes

[2] At the end of the quarter

***: observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
June 2010

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.2	111.4	87	6.2	69.2	744
	February	627	5.00	5.79	115.9	111.9	87	6.6	69.0	752
	March	613	4.50	5.55	114.6	112.0	85	7.0	67.6	763
	April	596	3.90	5.25	113.3	112.1	84	7.2	66.9	754
	May	596	3.90	5.25	113.7	112.9	83	7.7	66.5	752
	June	631	3.75	5.85	112.8	112.8	84	8.3	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	8.8	68.5	764
	September	610	3.70	5.49	115.1	112.7	86	8.7	69.3	768
	October	630	3.80	5.84	115.8	112.1	88	7.9	70.0	774
	November	616	3.60	5.59	116.1	112.4	89	7.8	70.5	774
	December	610	3.60	5.49	116.8	111.9	89	7.3	70.4	786
2010	January	610	3.60	5.49	117.3	112.2	89	7.3	70.2	798
	February	604	3.60	5.39	117.8	113.2	89	6.6	69.7	799
	March	631	3.60	5.85	118.4	112.6	89	6.2	69.3	791
	April	655	3.80	6.25	118.8	113.2	89	6.9	69.9	778
	May	639	3.70	5.99	119.1	113.6	89	7.9	70.5	773
	June	633	3.60	5.89		113.4	89	8.4	70.7	759
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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